



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

SEPTEMBER 12, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 **NONE**

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

2.1 **NONE**

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

- 3.1 **PLOT PLAN NO. 26048** – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: Southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, and easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Plot Plan No. 26048 proposes an approximately 19,494 sq. ft. church, a 27,470 sq. ft. private school to serve kindergarten through eighth grade students, and a 10,865 sq. ft. multipurpose building which will hold

church dinners, fundraising events, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish. The project will be developed in three (3) separate phases over a period of fifteen (15) years and will be located on approximately twelve (12) acres. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

- 3.2 **PLOT PLAN NO. 25255** – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Engineer/Representative: Coastal Business Group – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤0.60 Floor Area Ratio) – Location: Southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street – 152.8 Acres – Zoning: Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The Plot Plan proposes a wireless telecommunication facility for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) surge suppressors, two (2) GPS antennas, and a 230 sq. ft. equipment shelter in an 840 sq. ft. lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner of the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 foot wide access road from El Sobrante Road. Project Planner: Desiree Bowie at (951) 955-8254 or email dbowie@rctlma.org.

4.0 SCOPING SESSION:

- 4.1 **ENVIRONMENTAL IMPACT REPORT FOR SPECIFIC PLAN NO. 312 AMENDMENT NO. 2, GENERAL PLAN AMENDMENT NO. 1163, CHANGE OF ZONE NO. 7898, TENTATIVE TRACT MAP NO. 37053** – EA42868 – Applicant: Riverside Mitland 03 LLC – Engineer/Representative: T&B Planning Inc. – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Low Density Residential (CD:LDR)(for area to be added to the SP), and Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Residential (R:RR) – Location: Northerly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, and westerly of Leon Road – 605.7 Gross Acres (entire Specific Plan area) – Zoning: Rural Residential (R-R), Specific Plan (SP) – **REQUEST:** The Environmental Impact Report will study the potential impacts of the related applications as generally described here. SP00312A2 proposes to revise the portion of the French Valley Specific Plan land use plan located north of Baxter Road to increase total acreage of the Specific Plan by 22.8 acres, reconfigure planning area boundaries, renumber planning areas, increase total dwelling units by 149 units, add park facilities, and relocate the proposed elementary school from the central portion to the northeast portion of the Specific Plan. GPA01163 would change the Riverside County General Plan to amend the land use designations of the subject property to provide consistency with the land uses proposed as part of SP00312A2. The proposed GPA01163 also encompasses the 22.8 acres that would be added to the west and northeast portions of the Specific Plan. CZ07898 would establish the planning area boundaries, permitted uses and development standards for the 22.8 acres proposed to be incorporated into SP No. 312, and would modify existing planning area boundaries, permitted uses, and development standards for the affected planning areas as part of SP00312A2. TR37053 would subdivide the subject property into specific lot configurations within each planning area to allow for proposed development. TR37053 would establish a subdivision of 842 total lots – 753 of which would be residential lots – while the remaining 89 lots are proposed for open space, parks, trails, landscape, water quality


retention basins, and the school site.– APNs: 480-670-031, 480-660-016, 480-020-035, 480-020-032, 480-020-021, 480-010-026, 480-010-025, 480-020-014, 480-010-024, 480-020-013, 480-010-023, 480-010-022, 480-020-011, 480-020-010, 480-010-019, 480-020-009, 480-010-018, 480-010-017 and all existing homes in the Specific Plan.

5.0 PUBLIC COMMENTS:

3.1

Agenda Item No.:
Area Plan: Lakeview/Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Peter Lange
Director's Hearing: September 12, 2016

PLOT PLAN NO. 26048
ENVIRONMENTAL ASSESSMENT NO. 42713
Applicant: Dicocese of San Bernardino
Engineer/Representative: Bill McKeever, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 26048 proposes an approximately 19,494 square foot church, an 27,470 square foot private school to serve kindergarten through eighth grade students, and a 10,865 square foot multipurpose building which will hold church dinners, fundraising events, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish. The project will be developed in three (3) separate phases over a period of fifteen (15) years and will be located on approximately twelve (12) acres. The materials and colors applied to the exterior of each structure will consist of white, tan, and brown paint and stucco material.

The project is located southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, and easterly of Duniap Drive.

BACKGROUND:

The proposed church structure will be constructed during the first phase of development and will be approximately 19,494 square feet. The interior layout of the proposed church will consist of a general congregation area that will accommodate 1,498 seats, a forty nine (49) seat Chapel, three (3) reconciliation rooms, a video and audio recording office, both a janitorial and storage closet, and a men's and women's restroom. Overall, the church structure will have an approximate height of thirty five (35) feet (measured from the base to the roof of the church) and a maximum height of fifty seven (57) feet measured from base of structure to the top of the cross on the tower.

The multipurpose structure will be approximately 10,865 square feet and will be constructed in the second phase of the proposed development. The intent of the structure will be to hold special events such as parish sponsored dinners, fundraising events, and wedding and baptismal receptions, during certain days and times throughout the year. The interior of the structure will consist of a dining area that will accommodate a maximum of 329 persons. In addition, the structure will also include nine (9) individual offices, one (1) secretarial area, one (1) conference room, three (3) storage areas, one (1) kitchen area, and a men's and women's restroom.. The proposed multipurpose structure will have a maximum height of twenty four (24) feet.

Constructed in the third phase of the development, the proposed 27,470 square foot private school facility will operate throughout the week and will accommodate students from an educational level of kindergarten through eighth grade. The interior layout of the school structure will include eight (8) classrooms, two (2) kindergarten classrooms, two (2) offices, a faculty breakroom, a secretarial office,

storage area, janitorial closet, and two (2) restrooms. Located outside of the proposed school structure will be a basketball court and recreational fields. The school structure will be approximately eighteen (18) feet in height.

The project site is currently zoned Light Agriculture-10 Acre Minimum (A-1-10) and as outlined in Riverside County Ordinance No. 348, a Public Use Permit is required for projects which propose a public school facility. Listed in the project scope, the applicant proposes a school facility which will be intended for kindergarten through eighth grade students; however, the school facility is intended to be a private rather than public school facility. Ordinance No. 348 specifically, identifies that private school facilities are permitted but require the approval of a Plot Plan rather than Public Use Permit application. Although this project was initially processed as a Public Use Permit (PUP924), the entitlement has since been revised to that of a Plot Plan (PP26048) application. Neither the applicant or project scope has been altered; but rather, the application number and type of permit have been revised in order to be consistent with Riverside County Ordinance No. 348.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR)(0.20-0.35) and Community Development: Medium Density Residential (CD: MDR)(2-5 DU/AC)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR)(0.20-0.35) to the north, Community Development: Commercial Retail (CD:CR)(0.20-0.35) and Community Development: Medium Density Residential (CD:MDR) to the east, Community Development: Medium Density Residential (CD:MDR) to the south, and City of Perris to the west.
3. Existing Zoning (Ex. #2): Rural Residential (R-R) and Light Agricultural-20 Acre Minimum (A-1-20).
4. Surrounding Zoning (Ex. #2): Rural Residential (R-R) to the north and east, Light Agriculture-20 Acre Minimum (A-1-20) to the south, and the City of Perris to the west.
5. Existing Land Use (Ex. #1): Vacant Property
6. Surrounding Land Use (Ex. #1): Scattered single family residential dwellings to the north, vacant property to the east and south, and the City of Perris to the west.
7. Project Data: Total Acreage: 12 acres
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42713**, 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. 26048**, subject to the attached conditions of approval, and based upon 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 on the Community Development: Commercial Retail (CD:CR)(0.20-0.35) and Community Development: Medium Density Residential (CD: MDR)(2-5 DU/AC) on the Lakeview/Nuevo Area Plan.
2. The project site is consistent with the current Medium Density Residential (CD: MDR) and Commercial Retail (CD: CR) land use designations. More specifically, as outlined in the Land Use Element of the Riverside County General Plan, the intent of the residential land uses is to accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus an identity. The proposed facility is consistent with the overall intent previously outlined. In addition, only a small portion of the project site has a current land use designation of Commercial Retail (CD: CR) and the project has been designed and conditioned to avoid development within this portion of the project site. Future development in this portion of the site is not contemplated at this time and if circumstances change, a General Plan Amendment (GPA) may be required to amend the current Commercial Retail (CD: CR) Land Use designation through the submittal of a GPA application.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR)(0.20-0.35) to the north, Community Development: Commercial Retail (CD:CR)(0.20-0.35) and Community Development: Medium Density Residential (CD:MDR) to the east, Community Development: Medium Density Residential (CD:MDR) to the south, and City of Perris to the west.
4. The zoning for the project site is Rural Residential (R-R) and Light Agricultural-20 Acre Minimum (A-1-20).
5. The proposed use, church, social hall, and private school, are permitted uses within the Light Agricultural-20 Acre Minimum (A-1-20) zoning classification through the approval of a Plot Plan application (PP).
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north and east, Light Agricultural-20 Acre Minimum (A-1-20) to the south, and the City of Perris to the west.
7. The proposed uses, church and a private school, are permitted uses, subject to the approval of a Plot Plan (PP) application in the Rural Residential (R-R) and Light Agricultural-20 Acre Minimum (A-1-20).

8. The proposed use, private school, is permitted in the Light Agriculture-20 Acre Minimum (A-1-20) zone based County Ordinance No. 348, which states that a private school may be permitted in any zoning classification, provided a Plot Plan application is granted. In addition, as outlined in the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification, a church is also a permitted use through the approval of a Plot Plan (PP) application.

In addition, although a multipurpose structure is not a permitted or conditionally permitted use within the Light Agriculture-10 Acre Minimum (A-1-10) zoning classification, Section 13.1.D allows for any use that is not specifically listed within the A-1-10 zoning classification may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same character and intensity as those listed in the designated zoning classification Subsections. A similar use to that of the multipurpose structure permitted within the A-1-10 zoning classification would be the Fraternal lodge halls, including Grange Halls. A Fraternal lodge or Grange hall is a structure utilized as a meeting place for specific groups to promote and discuss specific topics. As previously addressed in the project description, the proposed multipurpose structure will be used on specific times and dates to hold events church dinners, fundraising event, and wedding and baptismal receptions and will be held solely within the interior of the multipurpose structure.

With a private school permitted through the approval of a Plot Plan (PP) application, the project shall be processed as that of a Plot Plan (PP) application but will be required to adhere to the requirements of the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification. As previously addressed, the private school facility will be intended for kindergarten through eighth grade. A small portion of the northern project boundary is currently zoned Rural Residential (R-R); however, the project has been designed and conditioned to avoid development within the area of the site zoned Rural Residential (R-R).

9. The proposed project, as designed and conditioned, complies with the development standards set forth in the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification. More specifically:

Lot Requirement: As outlined in Section 13.1.B.2 and Section 13.1.B.3, of the Light Agriculture-20 Acre Minimum (A-1-20) development standards, neither a proposed church, temples, or other religious facilities or a private school is subject to the lot size requirement standard that prohibits a lot exceeding 20,000 square feet and an average lot width of 100 feet. As illustrated on the proposed exhibit, the project size is approximately 11.53 acres and through not being subject to the lot size and width requirements of the Light Agriculture-20 Acre Minimum (A-1-20), the project is consistent with the A-1-20 zoning classification development standards.

Structure Height: Section 13.2.C of Riverside County Ordinance No. 348 identifies that no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Riverside County Ordinance No. 348. As illustrated on the proposed exhibits, the proposed office structure will be approximately twenty four (24) feet, the school structure will be approximately eighteen (18) feet, and the church will be approximately 35 feet in height.

The project, as designed and conditioned, will be consistent with the development standards of the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification.

10. The project site is surrounded primarily by scattered single family residential dwellings to the north, vacant property to the east and south, and the City of Perris to the west.
11. Outlined in Section 18.12 of Riverside County Ordinance No. 348, the parking standards utilized for the proposed facility fell within the civic/religious institutions category, more specifically, the parking standards for auditoriums with fixed seats which requires one (1) parking space for every three (3) seats. In total, the church structure will have five hundred and fifteen (515) parking twelve (12) of which will be designated as handicapped spaces. Overall, the proposed parking will be utilized to serve the church, education facility, and multipurpose structure. The school and multipurpose structure will operate during different days and times than the church facility and in result, the proposed parking will be sufficient to serve the proposed development. All parking for the proposed facility will be located onsite and no street parking will be allowed or proposed in order to satisfy the required parking requirements.
12. The project is not located within a Criteria Area Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
13. The project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone.
14. Fire protection and suppression services will be available for the project through Riverside County Fire Department.
15. According to RCLIS (GIS Database), the project site is located within Zone D of the March Air Reserve Base and in result, required review from the Airport Land Use Commission (ALUC). During the review from ALUC, it was determined that the project was consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, through the implementation of standard ALUC Conditions of Approval which restrict use and development criteria. Through the incorporation of the standard COA, the project will have a less than significant impact.
16. Assembly Bill 52 became effective on July 1, 2015. In accordance with AB 52, notices regarding the proposed project were mailed to all requesting Tribes on or about July 14, 2015. AB 52 provides for a 30-day period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from both the Pechanga Tribe and Soboba Tribe during the 30-day period. Staff met with the Soboba representative on March 15, 2016 to discuss the proposed church and educational facility. At the conclusion of the meeting, the Soboba representative identified that the Tribe did not have any concerns with the proposed development and that the Soboba AB 52 consultation could be concluded.

Staff forwarded the Phase I Cultural Analysis to Pechanga and met with Pechanga's representative to further discuss the project. During the consultation, the Pechanga representative requested that a tribal monitor be present during all earthmoving activities. Per the representative's request, staff has added a Condition of Approval (COA) which requires the developer/permit applicant to enter into a tribal monitoring contract with the appropriate Tribe prior to the issuance of grading permits. Through the incorporation of the tribal monitoring mitigation measure, the impact on potential Tribal Cultural Resources (TCR) will be less than

significant. The AB 52 consultation process with the Pechanga Tribe was concluded on June 2, 2016, through the incorporation of the recommended Conditions of Approval (COA).

17. Environmental Assessment No. 42713 identified the following potentially significant impacts:
- a. Biological Resources
 - b. Cultural Resources
 - c. Transportation/Traffic

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD: MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture-20 Acre Minimum (A-1-20) and Rural Residential (R-R) 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 will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

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 Fault Zone;
 - b. Within a ½ mile of a fault;
 - c. State Responsibility Fire Area;
 - d. Very High Fire Area; and
 - e. Cell Group or Cell Number of the WRMSHCP.
3. The project site is located within:
 - a. The City of Perris Sphere of Influence;
 - b. Low Soil Subsidence;

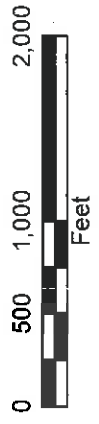
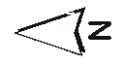
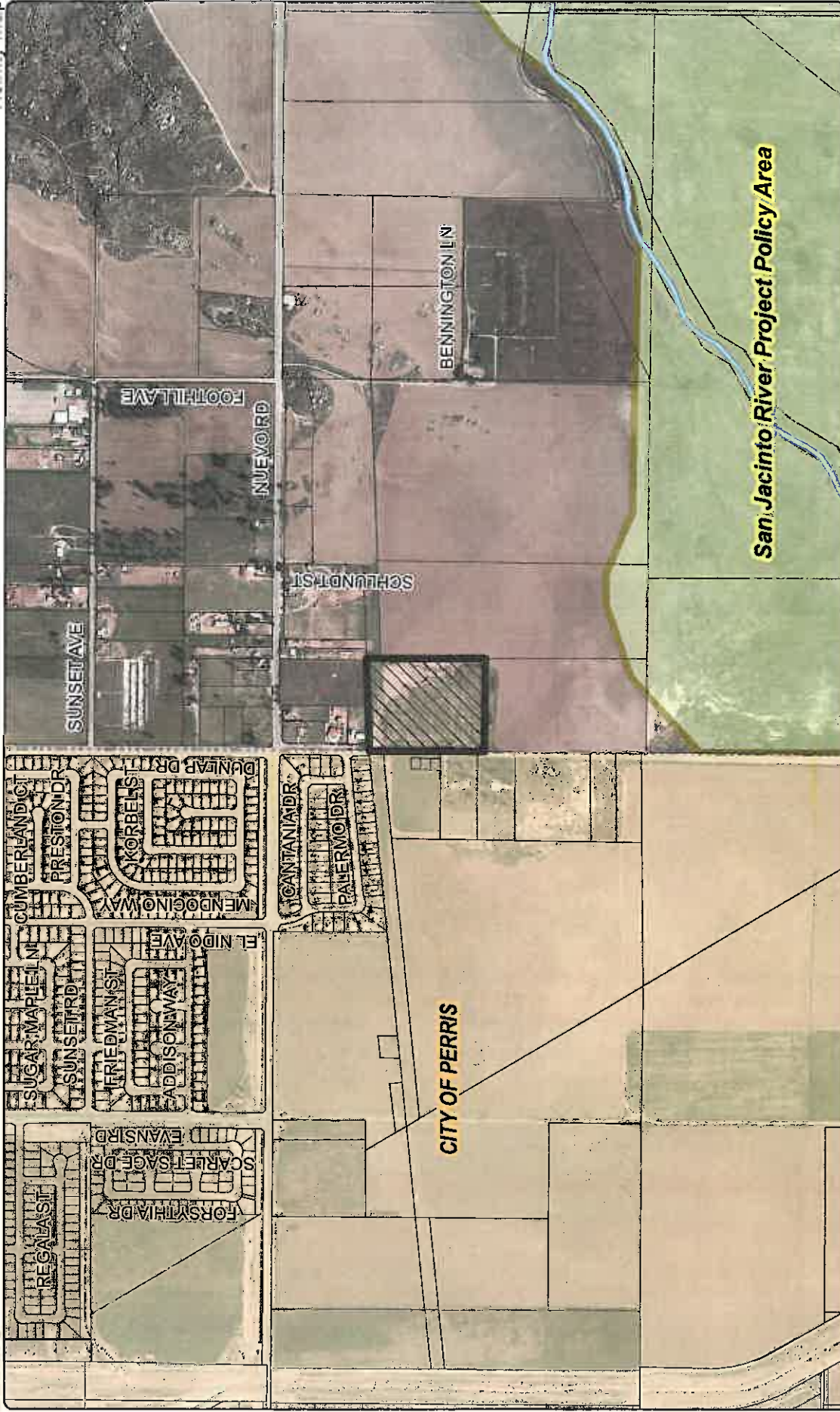
- c. March Air Reserve Base;
- d. Perris Valley, 6 Agricultural Preserve;
- e. Zone B of Mt. Palomar Observatory;
- f. Nuvview Union & Perris Union High School District;
- g. A 100-year flood plain, an area drainage plan, or dam inundation area;
- h. The Stephens Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Number 310-230-042.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26048
VICINITY/POLICY AREAS**

Supervisor: Ashley
District 5

Date Drawn: 08/04/2016
Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for the use of geographic information systems (GIS) in Riverside County. This use of GIS is for informational purposes only and does not constitute a warranty. The County Planning Department office is located at 12500 Sycamore Way, Suite 100, Riverside, CA 92504. Website: www.riversidecounty.org or 951-948-2277. Email: planning@riversidecounty.org

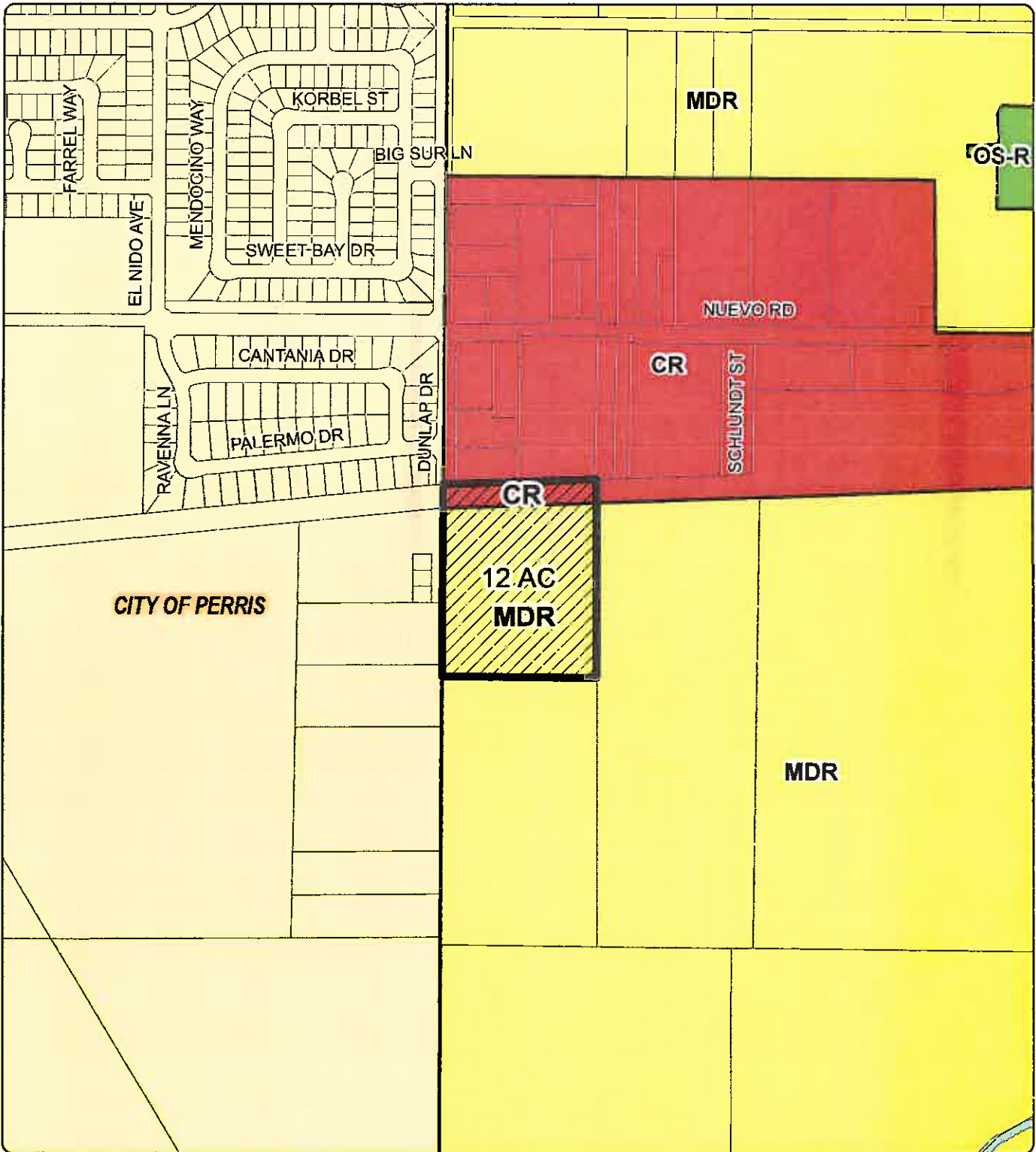
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26048

EXISTING GENERAL PLAN

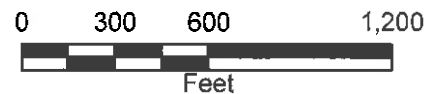
Supervisor: Ashley
District 5

Date Drawn: 08/04/2016
Exhibit 5



Zoning Area: Nuevo

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)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctclma.org>

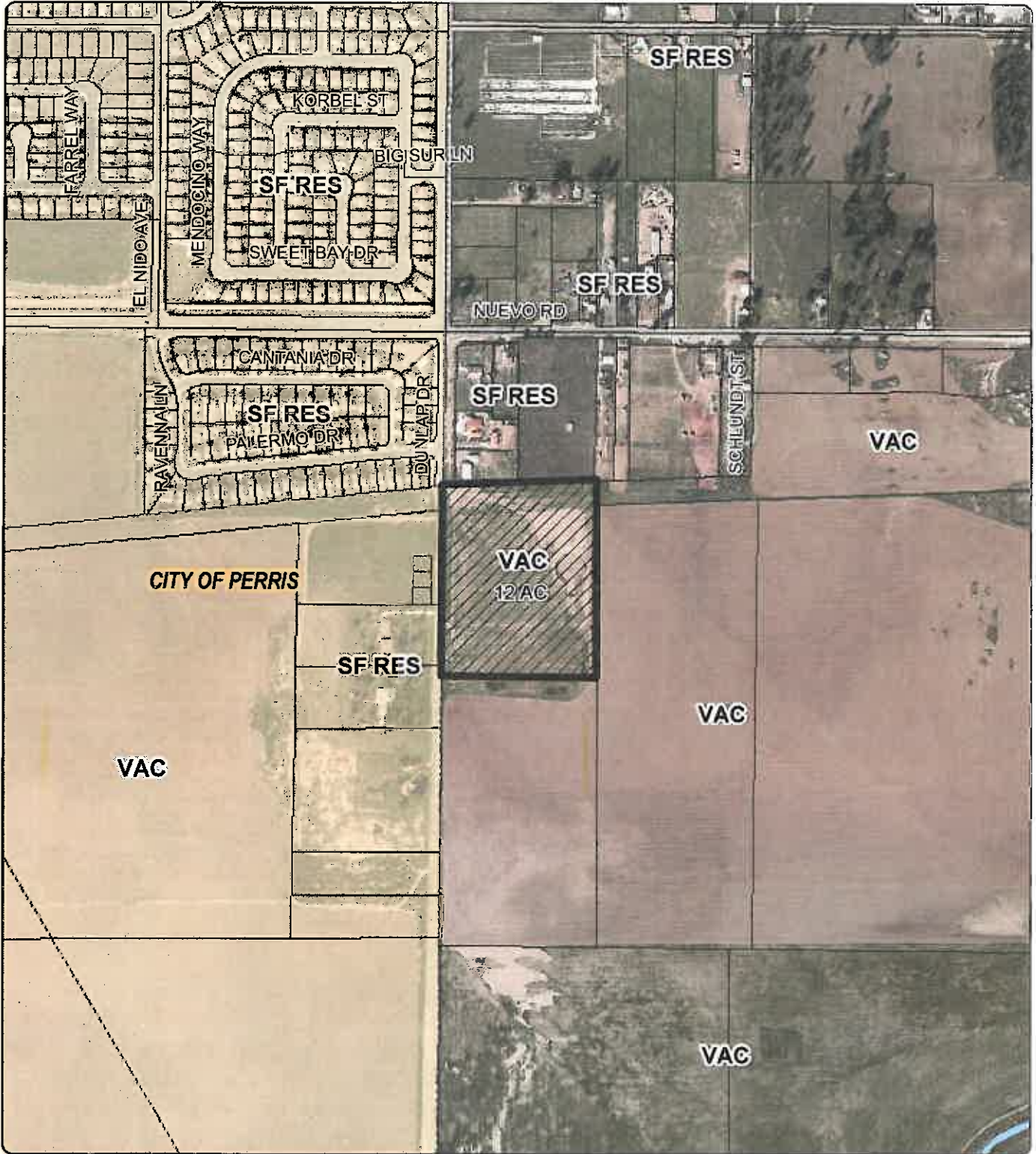
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26048

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 08/04/2016
Exhibit 1



Zoning Area: Nuevo

Author: Vinnie Nguyen



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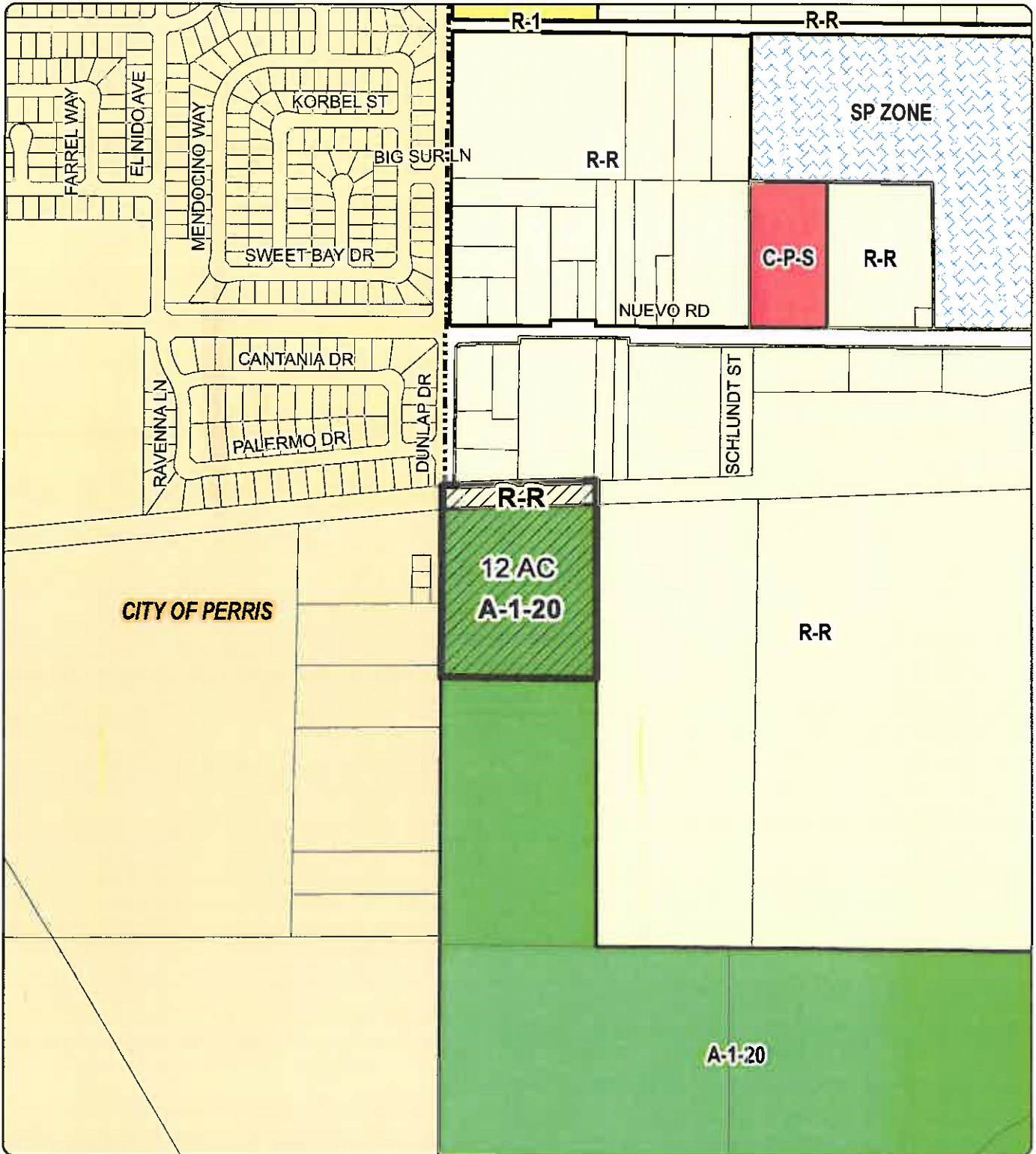
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26048

EXISTING ZONING

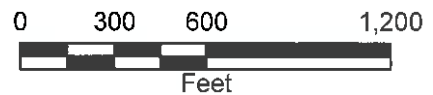
Supervisor: Ashley
District 5

Date Drawn: 08/04/2016
Exhibit 2

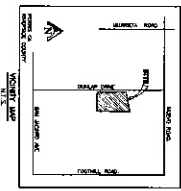
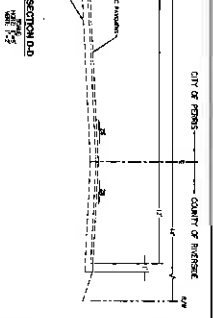
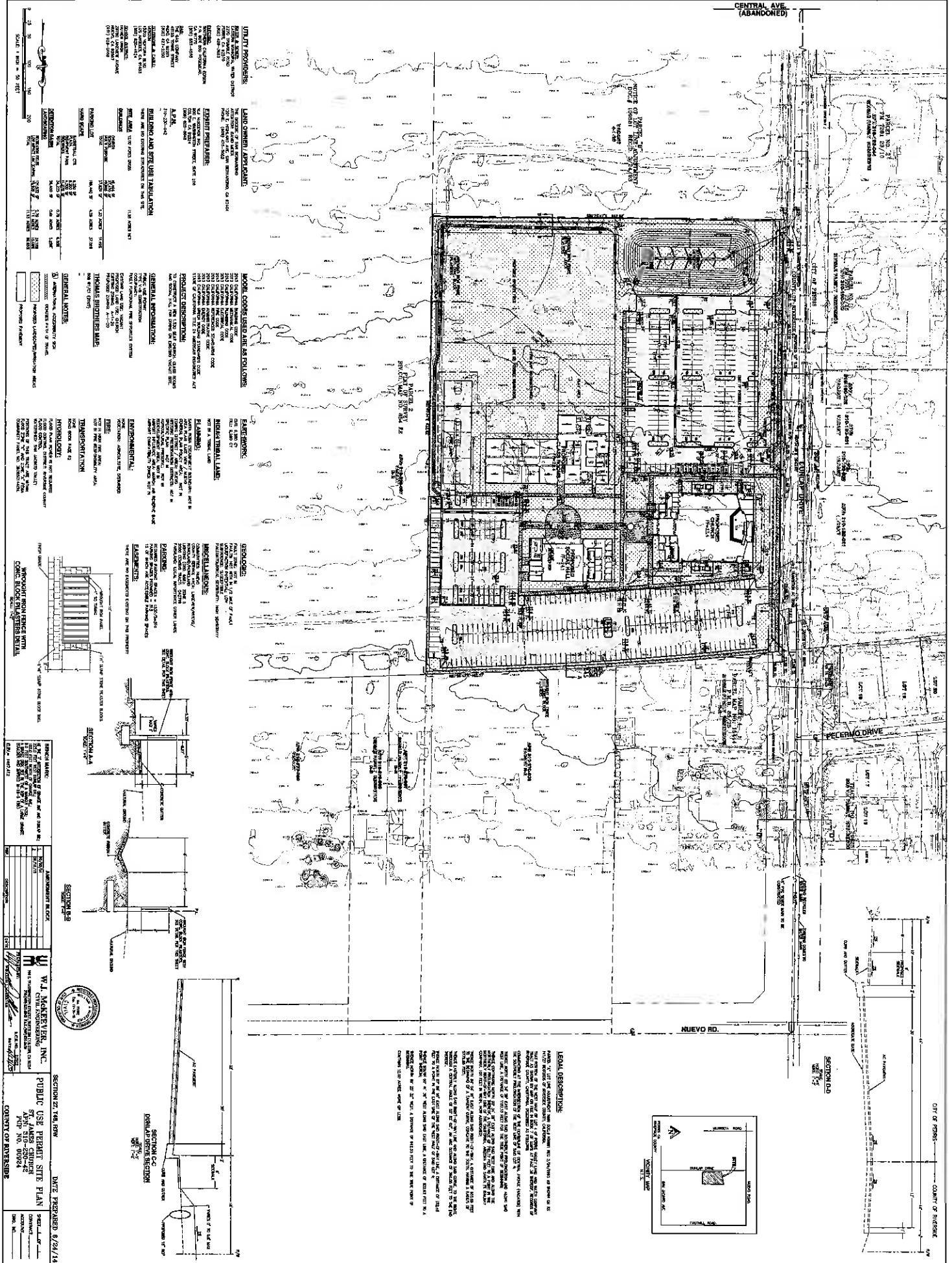


Zoning Area: Nuevo

Author: Vinnie Nguyen



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UTILITY PROVISIONS:
 PUBLIC UTILITIES: WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, FIBER OPTIC, SLOTTED DRAINAGE, STORM SEWER, AND SANITARY SEWER.
 ALL UTILITIES TO BE LOCATED AS SHOWN ON THE ATTACHED UTILITY MAP.
 THE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PHOENIX UTILITY DEPARTMENT SPECIFICATIONS AND STANDARDS.
 ALL UTILITIES SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE.
 THE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PHOENIX UTILITY DEPARTMENT SPECIFICATIONS AND STANDARDS.
 ALL UTILITIES SHALL BE INSTALLED AT THE PROPERTY OWNER'S EXPENSE.

LAND OWNERS/APPLICANT:
 THE CITY OF PHOENIX
 1700 WEST WASHINGTON AVENUE
 PHOENIX, ARIZONA 85007
AGENT:
 W. J. JACKSON, INC.
 1700 WEST WASHINGTON AVENUE
 PHOENIX, ARIZONA 85007

EXISTING PREPARER:
 W. J. JACKSON, INC.
 1700 WEST WASHINGTON AVENUE
 PHOENIX, ARIZONA 85007
DATE:
 09/24/14

BUILDING AND USE LIMITATION:
 THE BUILDING SHALL BE LIMITED TO A MAXIMUM OF FOUR (4) STORIES ABOVE GRADE.
 THE BUILDING SHALL BE LIMITED TO A MAXIMUM OF TWO (2) STORIES BELOW GRADE.
 THE BUILDING SHALL BE LIMITED TO A MAXIMUM OF FIFTY (50) PERCENT (50%) OF THE TOTAL AREA OF THE LOT.
 THE BUILDING SHALL BE LIMITED TO A MAXIMUM OF FIFTY (50) PERCENT (50%) OF THE TOTAL AREA OF THE LOT.

MOORE CODES USED ARE AS FOLLOWS:
 100 - CONCRETE
 200 - MASONRY
 300 - METAL
 400 - WOOD
 500 - PLASTER
 600 - Gypsum
 700 - GLASS
 800 - IRON
 900 - STEEL

GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES AND SPECIFICATIONS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX UTILITY DEPARTMENT SPECIFICATIONS AND STANDARDS.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARDS.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND STANDARDS.

ENVIRONMENTAL:
 THE PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ENVIRONMENTAL REGULATIONS AND STANDARDS.
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GENERAL NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PHOENIX ZONING ORDINANCES AND SPECIFICATIONS.
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SECTION A-A:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION B-B:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION C-C:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION D-D:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION E-E:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION F-F:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION G-G:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION A-A:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION B-B:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION C-C:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION D-D:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION E-E:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION F-F:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION G-G:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION H-H:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION I-I:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION J-J:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION K-K:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION L-L:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION M-M:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION N-N:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

SECTION O-O:
 ARCHITECTURAL CROSS-SECTION SHOWING FOUNDATION AND WALL DETAILS.

LEGAL DESCRIPTION:
 THE PROPERTY IS DESCRIBED AS FOLLOWS:
 LOT 1, BLOCK 1, PHOENIX SUBDIVISION, PHOENIX, ARIZONA.

DATE PREPARED:
 09/24/14

W. J. JACKSON, INC.
 ARCHITECTS
 1700 WEST WASHINGTON AVENUE
 PHOENIX, ARIZONA 85007

PUBLIC USE PERMIT SITE PLAN
 ST. JAMES CHURCH
 1700 WEST WASHINGTON AVENUE
 PHOENIX, ARIZONA 85007

CITY OF PHOENIX
 COUNTY OF MARICOPA

SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

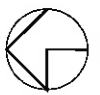
SECTION 21, 18A, 18B

SECTION 21, 18A, 18B

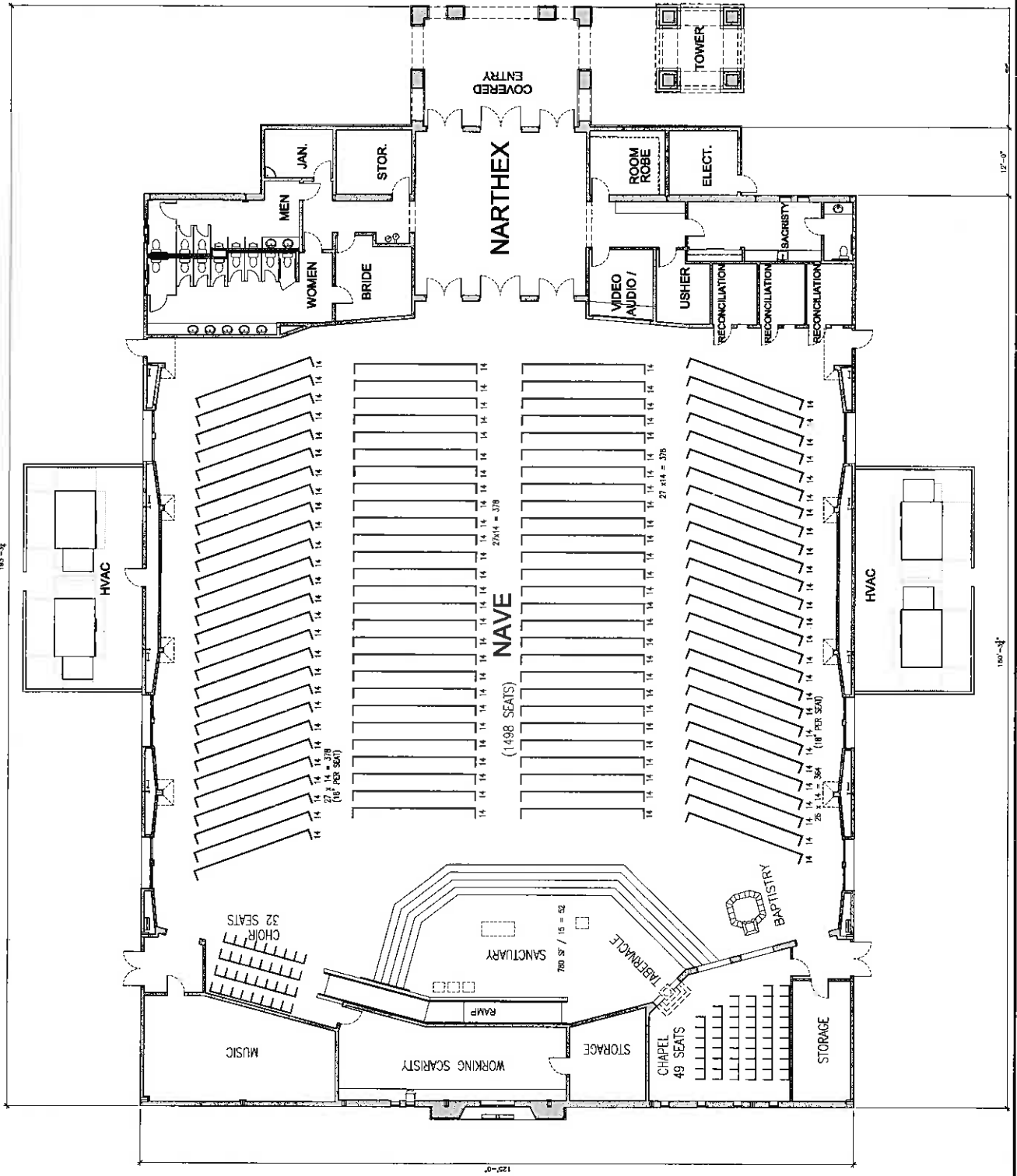
SECTION 21, 18A, 18B

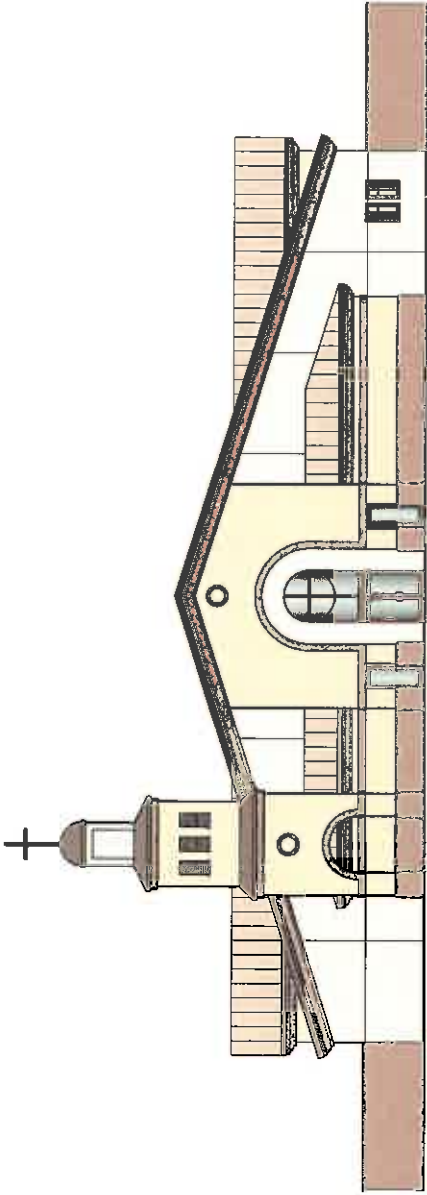


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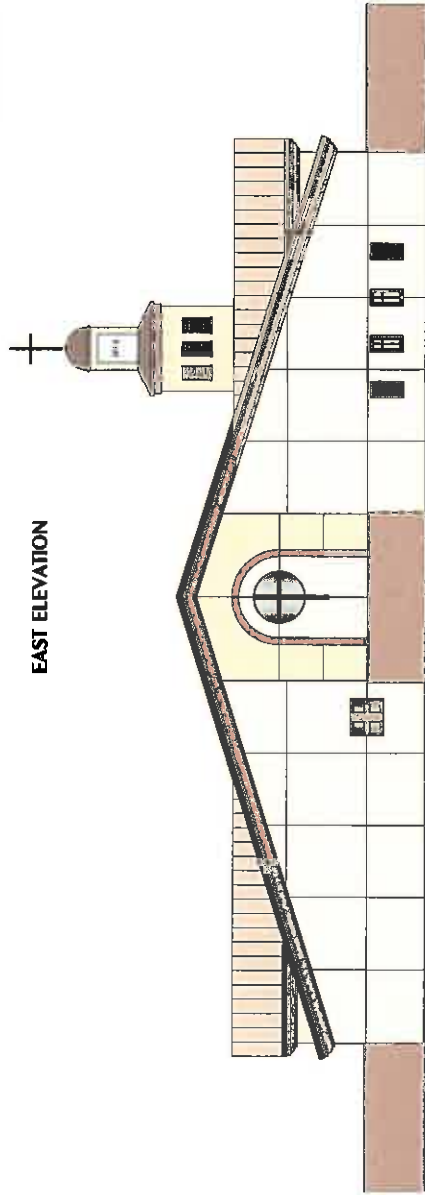


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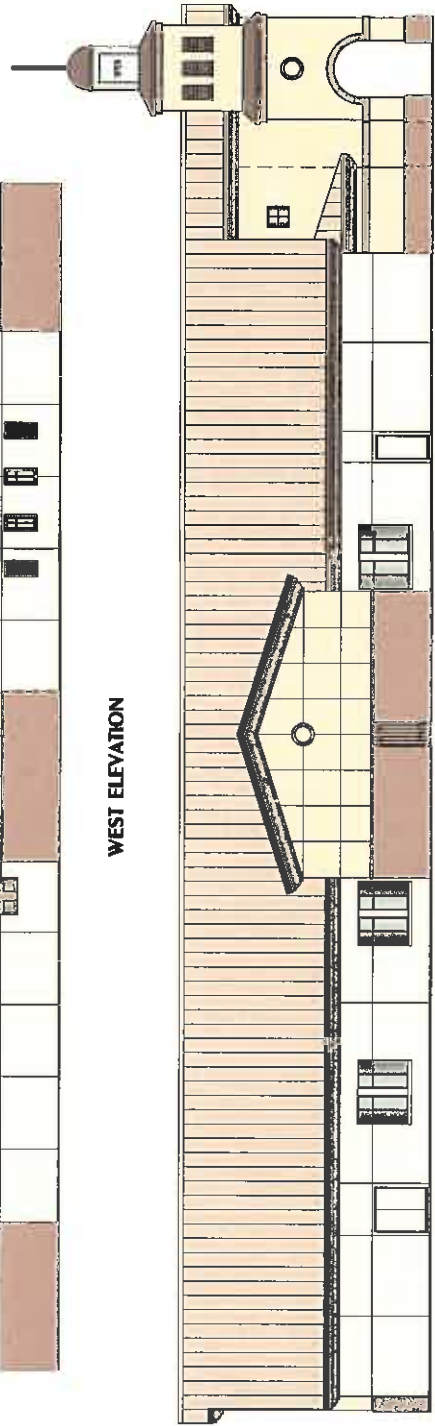




EAST ELEVATION



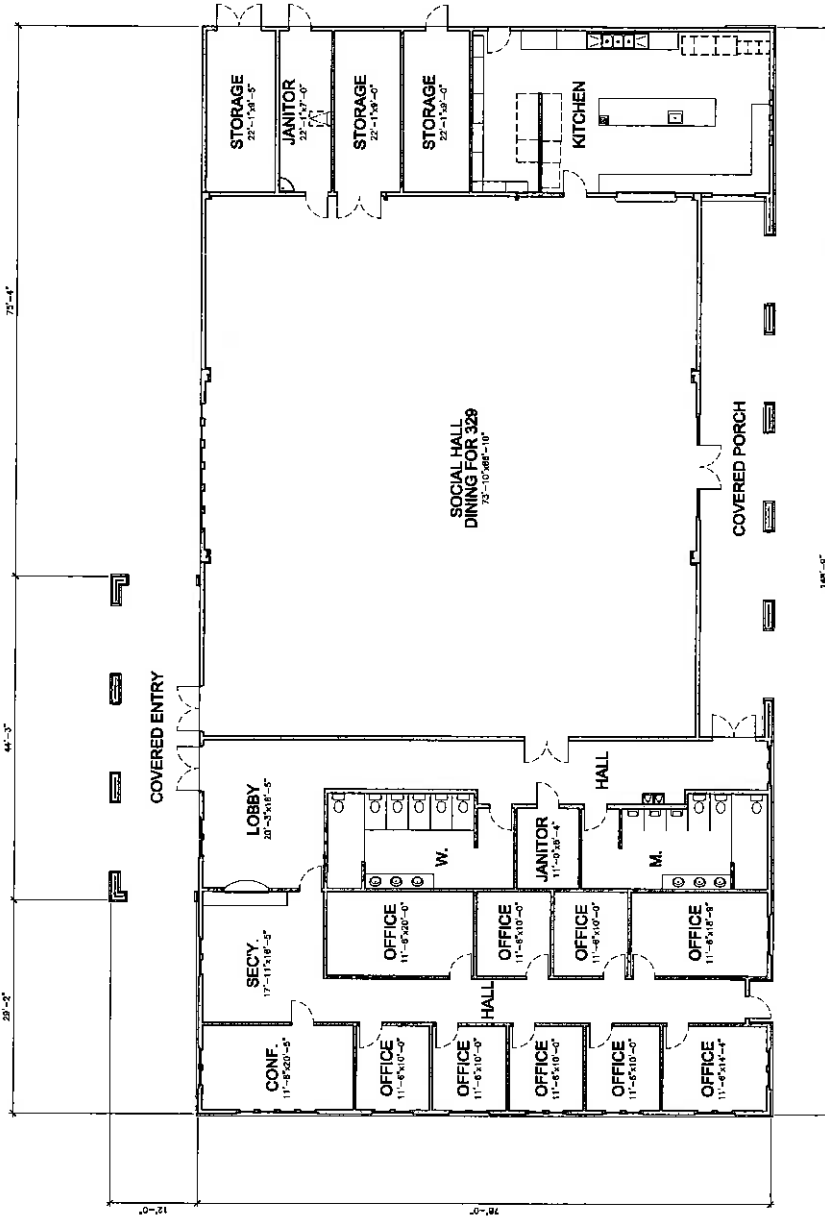
WEST ELEVATION



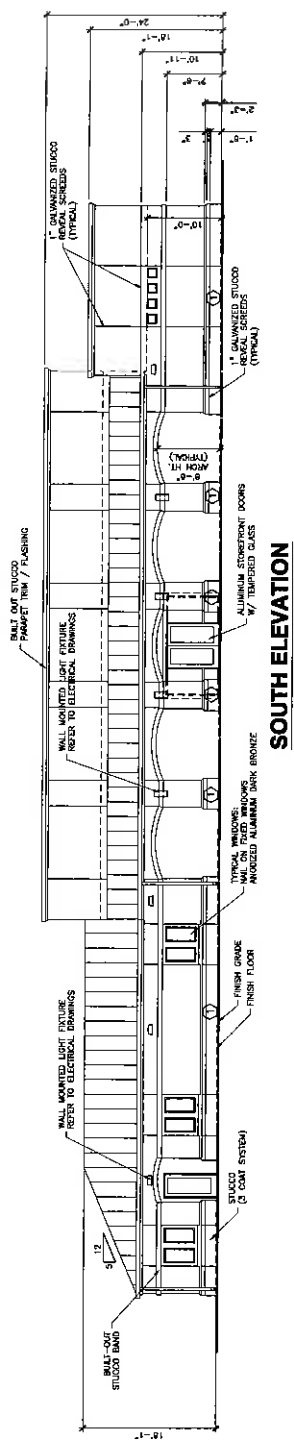
NORTH & SOUTH ELEVATION



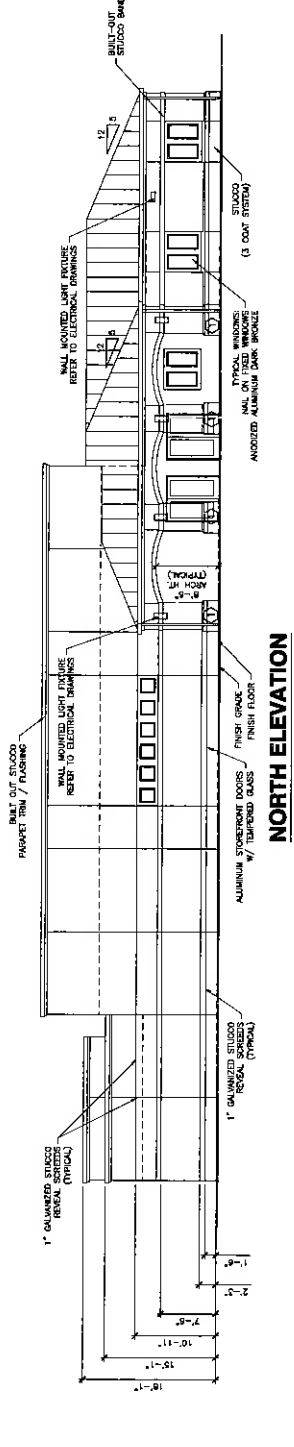
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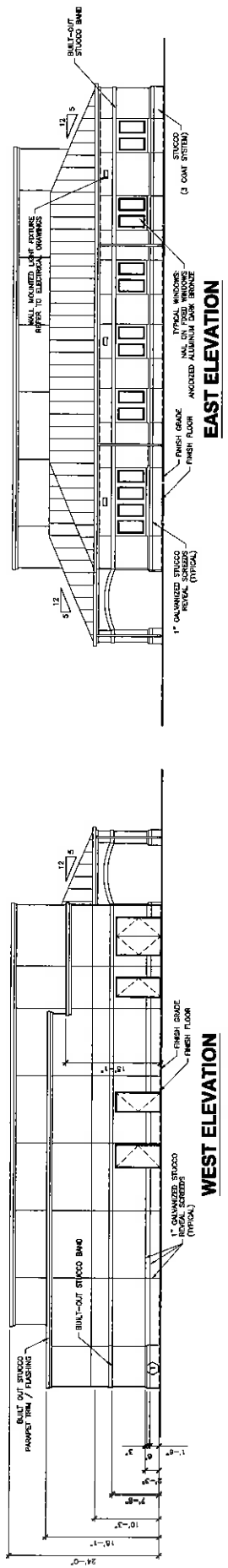
FLOOR PLAN



SOUTH ELEVATION



NORTH ELEVATION

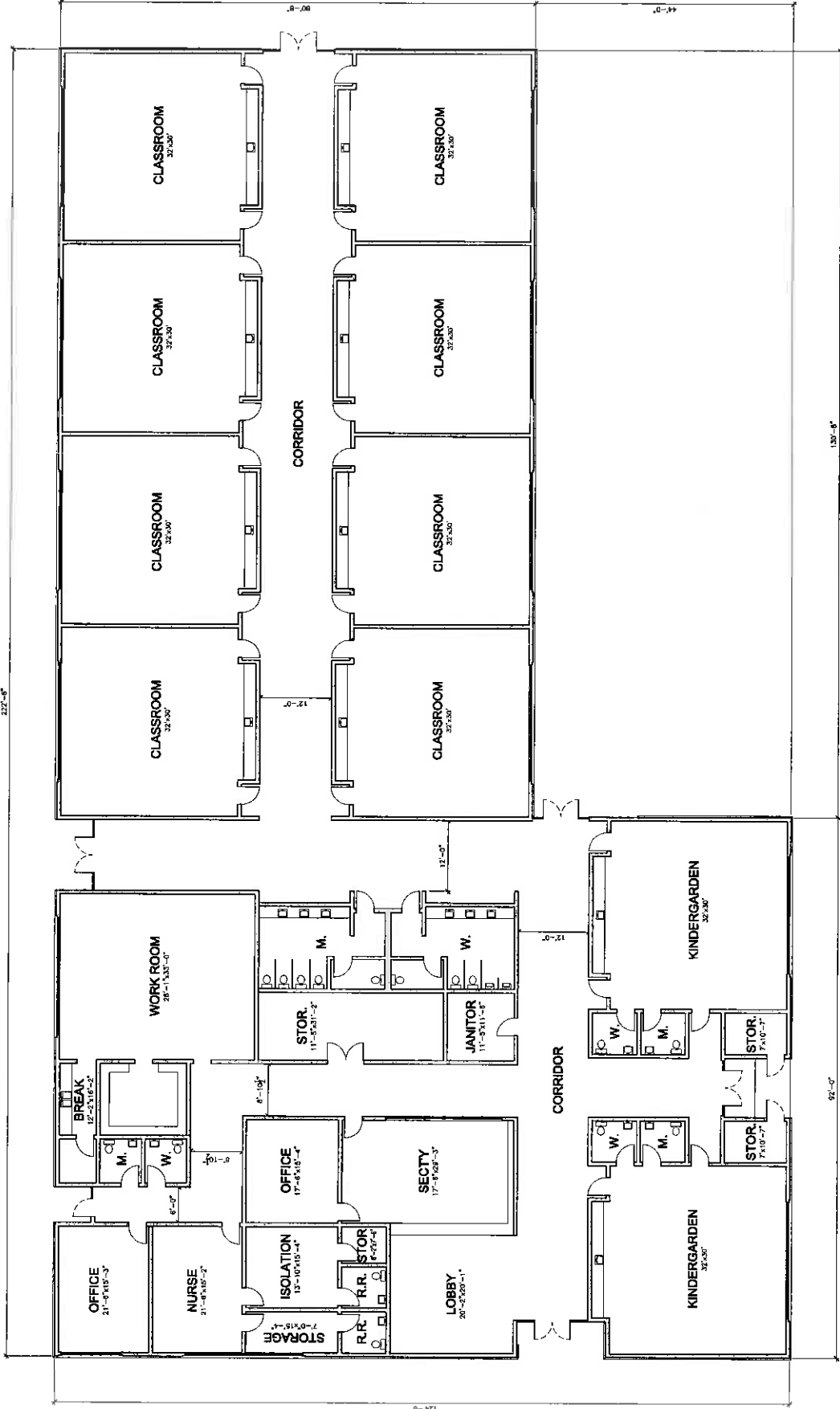


EAST ELEVATION

WEST ELEVATION



JOB NO.	10/10/13
DATE	10/10/13
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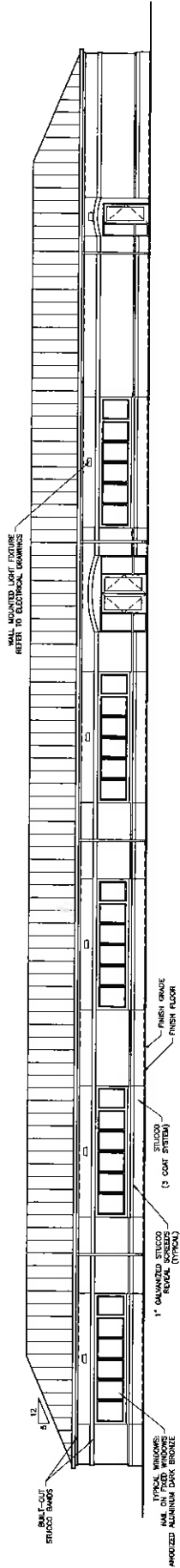
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FLOOR PLAN

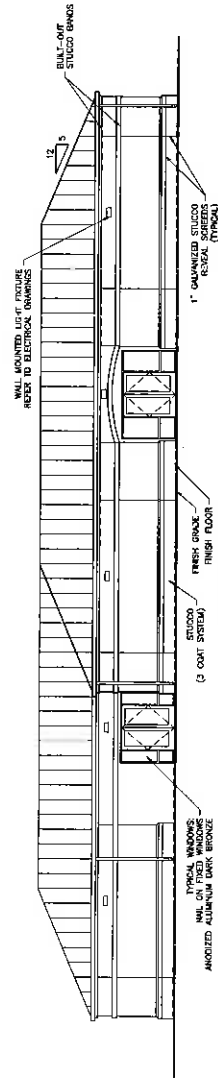




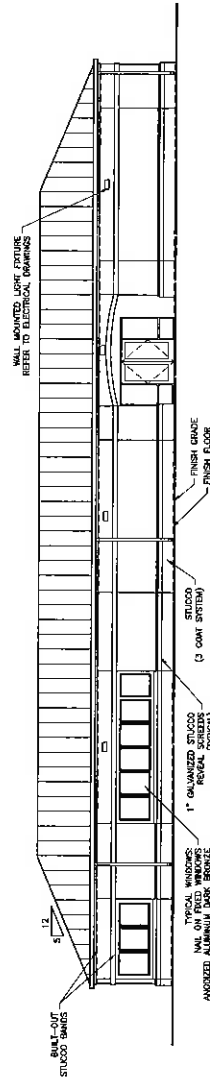
JOB	DATE	SCALE
		1/8" = 1'-0"



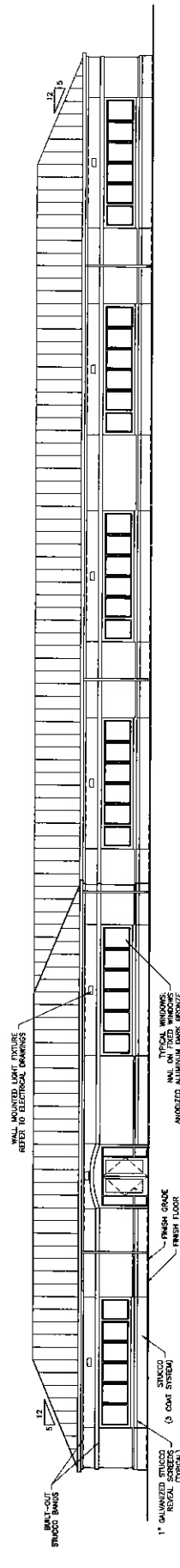
NORTH ELEVATION



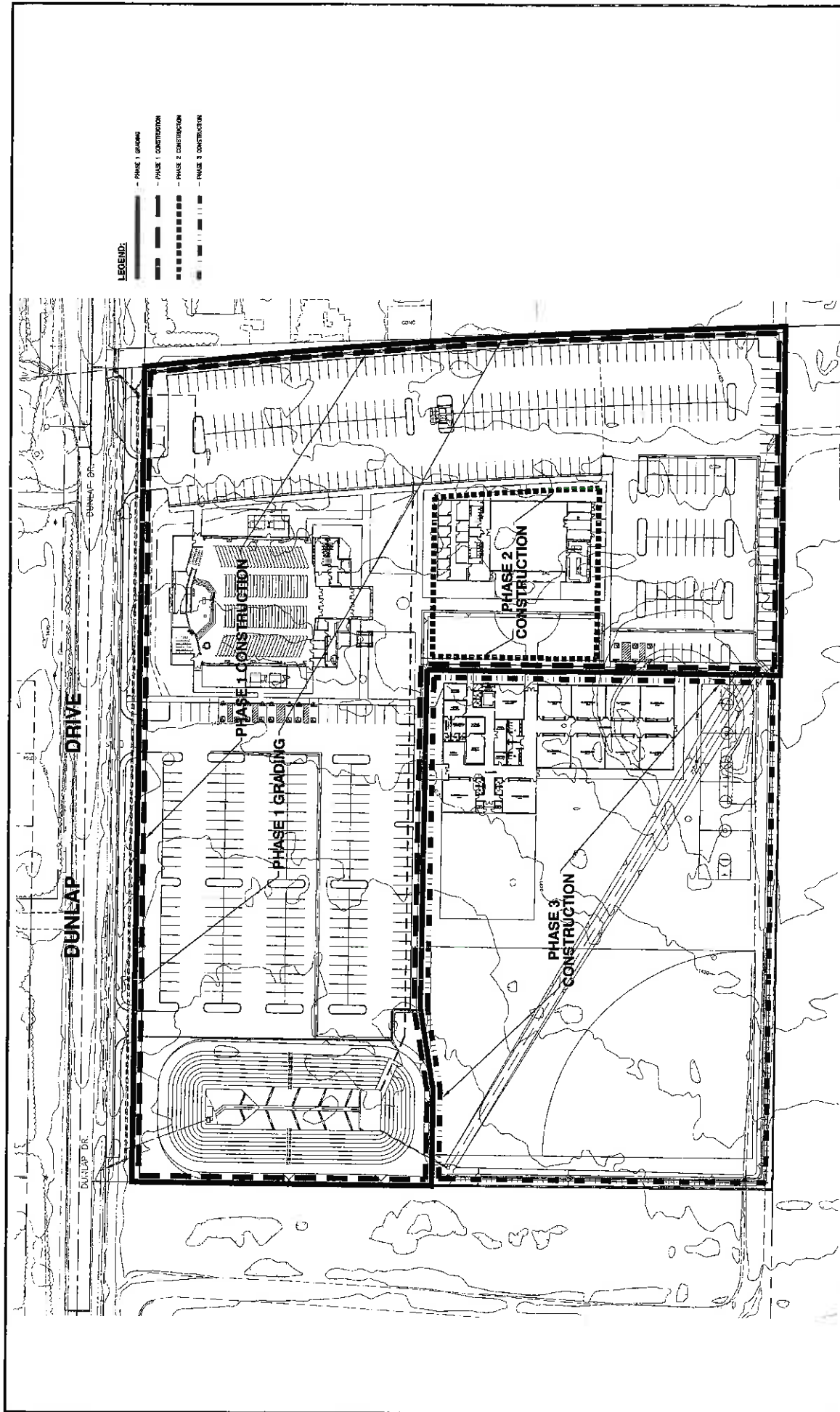
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



LEGEND:

- PHASE 1 GRADING
- - - PHASE 1 CONSTRUCTION
- ▬▬▬ PHASE 2 CONSTRUCTION
- ▬▬▬ PHASE 3 CONSTRUCTION



WJ W.J. McKEEVER, INC.
 CIVIL ENGINEERING
 1000 S. BROADWAY
 ST. LOUIS, MO 63102
 TEL: 314.241.1234
 FAX: 314.241.1235
 WWW.WJMCKEEVER.COM

SHEET NO.
1
 OF 1 SHEETS

PHASE PLAN
 ST. JAMES CHURCH
 ST. LOUIS, MO
 PUP NO. 00924

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

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42713
Project Case Type (s) and Number(s): Plot Plan (PP) No. 26048
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Peter Lange, Contract Planner
Telephone Number: 951-955-1417
Applicant's Name: Roman Catholic Bishop of San Bernardino
Applicant's Address: 1201 E. Highland Avenue, San Bernardino CA 92404

I. PROJECT INFORMATION

A. Project Description: Plot Plan (PP) No. 26048 proposes an approximately 19,494 square foot church, a 27,470 square foot kindergarten through eighth grade private school, and a 10,865 square foot multipurpose structure which will hold church dinners, fundraising event, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation of the parish. The project will be developed in three (3) separate phases over a period of fifteen (15) years and will be located on approximately twelve (12) acres.

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

C. Total Project Area: 12 Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 12			

D. Assessor's Parcel No(s): 310-230-042

Street References: Southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, easterly of Dunlap Drive

E. Section, Township & Range Description or reference/attach a Legal Description:

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and surrounded by scattered single family residential dwellings to the north, vacant property to the east and south, and the City of Perris to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a current land use designation of Commercial Retail (CD: CR) and Medium Density Residential (CD: MDR). As indicated in the Land Use Element of the Riverside County General Plan, the intent of the residential land uses is to accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help

establish an identity. Only a small portion of the project site has a current land use designation of Commercial Retail (CD: CR) and the project has been designed and conditioned to avoid development within this portion of the project site.

2. **Circulation:** The project site has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space Element Policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response service to the future users of the proposed project. The project meets all other applicable Safety Element policies.
5. **Noise:** The Project will not generate noise levels in excess of standards established in the Noise Element of the Riverside County General Plan or Noise Ordinance. The proposed project meets all applicable Noise Element Policies.
6. **Housing:** The proposed project (non-residential use) meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed facility satisfies all applicable Healthy Community policies.

B. General Plan Area Plan(s): Lakeview/Nuevo

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (CD: MDR)(2-5 DU/AC) and Commercial Retail (CD: CR)(0.20-0.35 FAR)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lakeview/Nuevo

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

3. **Land Use Designation(s):** Medium Density Residential (CD: MDR)(2-5 DU/AC) to the south, Medium Density Residential (CD: MDR)(2-5 DU/AC) and Commercial Retail (CD: CR)(0.20-0.35 FAR) to the east, Commercial Retail (CD:CR)(0.20-0.35 FAR) to the north, and the City of Perris Influence Sphere to the west.

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

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

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: N/A
- 2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Light Agriculture-20 Acre Minimum (A-1-20) and Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north and east, Light Agriculture-20 Acre Minimum (A-1-20) to the south, and the City of Perris Sphere of Influence Sphere to the 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 checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have

become feasible.

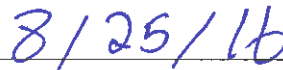
I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

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

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



Signature



Date

Peter Lange, Contract Planner

Printed Name

For Steven Weiss, AICP, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a). As indicated on Riverside County General Plan Figure C-9 "Scenic Highways", the project site is not located within close vicinity to a County or State Eligible or State Designated scenic highway. The project will not have a substantial effect upon a scenic highway corridor and in result; the project will not have a significant impact.

b). The project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar 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). According to RCLIS (GIS Database), the project site is located approximately 35.67 miles from the Mt. Palomar Observatory and is within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impact will be reduced to a level of less than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project is located within Zone B of County Ordinance No. 655 and is subject to outdoor lighting restrictions (10.PLANNING.3). This is a standard condition of approval and is not considered unique mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 which would generally accompany new development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. In addition, it is not anticipated that the project will not impact day or nighttime views in the area as it is located within a relatively flat and undeveloped area. 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, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The impact is considered less than significant.

b). Surrounding the project site is vacant property to the east and south and scattered single family residential dwellings to the north and west. The project proposes to construct a 19,494 square foot church, 27,470 square foot school, 10,865 square foot multi-purpose office building. The amount of light generated from this proposed facility is not considered substantial. In addition, 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 could potentially affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, with exception to street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, surrounding residential properties will not be exposed to unacceptable light levels. The impacts generated by this project are considered less than significant.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). According to RCLIS (County GIS), the project site has an agricultural designation of Farmland of Local Importance and Other Lands. The proposed Project will not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance and in result; the project will have no impact.

b). The project site has a zoning classification of Light Agriculture-20 Acre Minimum (A-1-20) and Rural Residential (R-R) and is surrounded by properties zoned Rural Residential (R-R) to the north and east, Light Agriculture-20 Acre Minimum (A-1-20) to the south, and the City of Perris Influence Sphere to the west. The project is not located within close vicinity to property that is zoned for agricultural uses as the allowed agricultural zoning classifications consist of A-1, A-P, A-2, A-D, and C/V. In addition, the project site was diminished from the Perris Valley Agricultural Preserve No. 6, Map No. 662 which was processed under Resolution 90-054 and was received and recorded in regular session assembled on January 23, 1990, and it was ordered by the Riverside County Board of Supervisors that the Clerk of Board of Riverside County shall file and record copies of the resolution, map, and boundary description, in the Office of the County Recorder of Riverside County, California, with the Director of Conservation, State of California, and with the Office of the Assessor of Riverside County. The project will not conflict with land designated for agricultural production or use, land subject to a Williamson Act Contract, or land within a Riverside County Agricultural Preserve. Overall. The project will have a less than significant impact.

c-d). As indicated on RCLIS, the property located directly to the south is zoned Light Agriculture-20 Acre Minimum (A-1-20); however, the agriculturally zoned property is currently vacant and does not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contain existing agricultural operations. The impact from the project will be less than significant being that the agriculturally zoned property located to the south and within the project site boundaries are vacant and do not contain any agricultural operations. In addition, as determined in threshold 4(a), the project site does not have an agricultural farmland designation of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

Findings of Fact:

a). The proposed 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. The project will have no impact.

c). The project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: Air Quality and Greenhouse Gas Emissions Impact Analysis: St. James Catholic Church Project, prepared by Vista Environmental, dated March 22, 2016.

Findings of Fact:

a) As indicated in the project specific Air Quality Study, the proposed project would not conflict with or obstruct implementation of the SCAQMD Air Quality Management Plan (AQMP). The following section discusses the proposed project's consistency with the SCAQMD AQMP.

SCAQMD Air Quality Management Plan

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable GPs and regional plan (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD AQMP. This section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two indicators of consistency:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specific in the AQMP.
- 2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

Criterion 1- Increase in the Frequency or Severity of Violations?

Based on the air quality modeling analysis contained in this report, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance discussed in Section 6.1 or local thresholds of significance in Section 6.2. The ongoing operation of the proposed project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance outlined in Section 6.1. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, no long-term impact would occur and no mitigation would be required.

Table F – SCAQMD Regional Criteria Pollutant Emissions Thresholds of Significan

	Pollutant Emissions (pounds/day)						
	VOC	NOx	CO	SOx	PM10	PM2.5	Lead
Construction	75	100	550	150	150	55	3
Operation	55	55	550	150	150	55	3

Criterion 2-Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. *The 2012-2035 Regional Transportation/Sustainable Communities Strategy* consists of three sections: Core Chapters, Ancillary Chapters, and Bridge Chapters. The Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management chapters constitute the Core Chapters of the document. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the County of Riverside's Lakeview/Nuevo Plan defines the assumptions that are represented in the AQMP.

The northernmost 100 feet of the project site is currently designated as Commercial Retail (CR) and is zoned Rural Residential (R-R). The rest of the project site is designated as Medium Density Residential (MDR) that allows for two to five dwelling units per acre and zoned A-1-20 that allows for one residential development. Churches and private schools are allowed within both the R-R and A-1-20 zoning and C-R and R-R General Plan designations. As such the proposed project is consistent with the current land use designation and would not result in an inconsistency with the current land use designation. The proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the findings provided above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur in relation to implementation of the AQMP.

b) The proposed project would not violate air quality standard or contribute substantially to an existing or projected air quality violation. The following section calculates the potential air emissions associated with the construction and operations of the proposed project and compares the emissions to the SCAQMD standards.

Construction Emissions:

The proposed project would consist of construction of a 19,494 square foot church and 10,865 square foot social hall, a 27,470 square foot K-8 school, and paving of parking lots, sidewalks, plaza area, equipment pads, and basketball courts. The construction emissions have been analyzed for both regional and local air quality impacts as well as potential toxic air impacts.

Construction-Related Regional Impacts:

The CalEEMOD model has been utilized to calculate the construction-related regional emissions from the proposed project. The worst-case summer or winter daily construction-related criteria pollutant emissions from the proposed project for each phase of construction activities are shown below in Table H. Table H shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table H – Construction-Related Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation¹						
Onsite ²	5.26	56.89	42.63	0.04	11.22	7.31
Offsite ³	0.13	0.68	1.70	0.00	0.25	0.08
Total	5.39	57.57	44.33	0.04	11.47	7.39
Grading¹						
Onsite	6.78	79.05	50.84	0.06	7.71	5.12
Offsite	0.14	0.70	1.83	0.00	0.27	0.08
Total	6.92	79.75	52.67	0.06	7.98	5.20
Building Construction						
Onsite	3.66	30.03	18.74	0.03	2.12	1.99
Offsite	0.22	1.23	2.81	0.01	0.41	0.12
Total	3.88	31.26	21.55	0.04	2.53	2.11
Paving						
Onsite	2.75	22.39	14.82	0.02	1.26	1.16
Offsite	0.06	0.07	0.85	0.00	0.17	0.05
Total	2.15	22.46	15.67	0.02	1.43	1.21
Architectural Coatings						
Onsite	48.00	2.37	1.88	0.00	0.20	0.20
Offsite	0.02	0.03	0.34	0.00	0.07	0.02
Total	48.02	2.40	2.22	0.00	0.27	0.22
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Site preparation and grading emissions based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² Onsite emissions from equipment not operated on public roads.

³ Offsite emissions from vehicles operating on public roads.

Source: CalEEMod Version 2013.2.2, mitigated condition

Construction-Related Local Impacts:

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The proposed project has been analyzed for the potential local criteria pollutant impacts created from construction-related fugitive dust and construction equipment and from toxic air contaminants created from diesel emissions.

Local Criteria Pollutant Impacts from Construction:

The local air quality emissions from construction were analyzed through utilizing the methodology described in Localized Significance Threshold Methodology (LST Methodology), prepared by SCAQMD, revised October 2009. The LST Methodology found the primary criteria pollutant emissions of concern are NOx, CO, PM10, and PM2.5. In order to determine if any of these pollutants require a detailed analysis of the local air quality impacts, each phase of construction was screened using the SCAQMD's Mass Rate LST Look-Up Tables. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily onsite emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The onsite emissions were calculated based on the Perris Valley source receptor area and a disturbance of five acres which is the nearest acreage available to the proposed project disturbance area. The nearest offsite sensitive receptor to the project site is a single-family home located as near as 60 feet north of the project site. There is also a single-family home located as near as 125 feet northwest of the project site and two single-family homes located as near as 200 feet west of the project site. According to the LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds. Table I shows the onsite emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds.

Table I – Construction-Related Local Criteria Pollutant Emissions

Phase	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation ¹	56.89	42.63	11.22	7.31
Grading ¹	79.05	50.84	7.71	5.12
Building Construction	30.03	18.74	2.12	1.99
Paving	22.39	14.82	1.26	1.16
Architectural Coatings	2.37	1.88	0.20	0.20
SCAQMD Thresholds for 25 meters (82 feet) or less ²	270	1,577	13	8
Exceeds Threshold?	No	No	No	No

Notes:

¹ Site preparation and grading emissions based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² The nearest sensitive receptor is a single-family home located as near as 60 feet north of the project site. According to LST methodology any receptor closer than 25 meters (82 feet) should be based on the 25-meter threshold.

Source: Calculated from CalEEMod Version 2013.2.2 (mitigated condition) and SCAQMD's Mass Rate Look-up Tables for five acres in Perris Valley.

The data provided in Table I shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds for any phase of construction. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Construction-Related Toxic Air Contaminant Impacts:

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in "individual cancer risk." Individual Cancer Risk is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Operational Emissions:

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the on-going operations of the proposed project. The potential operations-related

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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air emissions have been analyzed below for the regional and local criteria pollutant emissions and cumulative impacts.

Operations-Related Criteria Pollutant Analysis:

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of the CalEEMod model. The worst-case summer or winter VOC, NOx, SO2, PM10, and PM2.5 daily emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table J.

Table J – Operational Air Pollution Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Area Sources ¹	1.79	0.00	0.17	0.00	0.00	0.00
Energy Usage ²	0.04	0.34	0.28	0.00	0.03	0.03
Mobile Sources ³	11.78	30.87	110.36	0.25	16.96	4.82
Total Emissions	13.61	31.21	110.81	0.25	16.99	4.85
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.

² Energy usage consist of emissions from natural gas usage.

³ Mobile sources consist of emissions from vehicles and road dust.

Source: Calculated from CalEEMod Version 2013.2.2, mitigated condition

The data provided in Table J above shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Operations-Related Local Air Quality Impacts:

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The proposed project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations, and toxic air contaminant impacts from onsite diesel trucks.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips:

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO Concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards of 20 ppm over one hour or 9ppm over eight hours.

At the time of the 1993 Handbook, the Air Basin was designated nonattainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of control technology on industrial facilities, CO concentrations in the Air Based and in the stat have already declined. In 2007, the Air Basin was designated in attainment for CO under both the CAQQS and NAAQS. SCAMD conducted a CO hot spot analysis for attainment at the busiest intersections in Los Angeles during the peak morning and afternoon periods and did not predict a violation of CO standards. The nearby intersections to the proposed project are much smaller with less traffic that what was analyzed by the SCAQMD, no local CO Hotspot are anticipated to be created from the proposed project and no CO Hotspot modeling was performed. Therefore, a less than significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Local Air Quality Impacts from Onsite Operations:

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances may have the potential to create emissions areas that exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from on-site operations were analyzed using the SCAQMD's Mass Rate LST Look-up Tables and the methodology described in LST Methodology. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The proposed project was analyzed based on the Perris Valley source receptor area and a five acre project site, which is the nearest size to the proposed project available to the in the Look-up tables. The nearest offsite sensitive receptor to the project site is a single family home located as near as 60 feet north of the project site. There is also a single-family home located as near as 125 feet northwest of the project site and two single-family homes located as near as 200 feet west of the project site. According to the LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25-meter thresholds.

Table K shows the onsite emissions from the CalEEMod model that includes area sources, energy usage, and vehicles operation on-site and the calculated emissions thresholds. The data provided in Table K shows that the on-going operations of the proposed project would not exceed the local NOx, CO, PM10, and PM 2.5 thresholds of significance. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table K – Local Operations Criteria Pollutant Emission Levels at the Nearest Home

On-Site Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.00	0.17	0.00	0.00
Energy Usage	0.34	0.28	0.03	0.03
On-Site Vehicle Emissions ¹	3.86	13.80	2.12	0.60
Total Emissions	4.20	14.25	2.15	0.63
SCAQMD Thresholds for 25 meters (82 feet) or less²	270	1,577	4	2
Exceeds Threshold?	No	No	No	No

Notes:

¹ Onsite vehicle emissions based on 1/8 of the gross vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the project site.

² The nearest sensitive receptor is a single-family home located as near as 60 feet north of the project site. According to LST methodology any receptor closer than 25 meters should be based on the 25-meter threshold.

Source: Calculated from CalEEMod Version 2013.2.2 (mitigated condition) and SCAQMD's Mass Rate Look-up Tables for five acres in Perris Valley.

Operations-Related Toxic Air Contaminant Impacts:

Particulate matter (PM) from diesel exhaust is the predominant TAC in most areas and according to The California Almanac of Emissions and Air Quality 2013 Editions, prepared by CARB, about 80 percent of the outdoor TAC cancer risk is from diesel exhaust. The proposed project would not include any known stationary sources of TAC emissions, such as boilers or backup generators. Due to the nominal number of diesel truck trips generated by the proposed church and private school project, a less than significant toxic air contaminant impact would occur during the on-going operations of the proposed project and no mitigation would be required.

c) The proposed project would not 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 precursor).

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel throughout the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature. The project area is out of attainment for ozone and PM10 and PM2.5 particulate matter. In accordance with CEQA Guidelines Section 15130(b), this analysis of cumulative impacts incorporates a three-tiered approach to assess cumulative air quality impacts.

- Consistency with the SCAQMD project specific thresholds for construction and operations;
- Project consistency with existing air quality plans; and
- Assessment of the cumulative health effects of the pollutants.

Consistency with Project Specific Thresholds

Construction-Related Impacts:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located in the South Coast Air Basin, which is currently designated by the EPA as a non-attainment area for ozone, PM10 and PM2.5. The regional ozone, PM10 and PM2.5 emissions associated with the proposed project have been calculated and the analysis found that development of the proposed project would result in less than significant regional emissions of the precursors to ozone, PM10 and PM2.5 during construction of the proposed project. Therefore, a less than significant cumulative impact would occur from construction of the proposed project.

Operational-Related Impacts:

The greatest cumulative operational impact on the air quality to the Air Quality Basin will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development. In accordance with SCAQMD, methodology, projects that do not exceed SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. The on-going operations activities for the proposed project would not exceed the SCAQMD thresholds of significance with regards to VOC, NOx, CO, SO2, PM10, and PM 2.5 emissions. The project would create a less than significant impact.

Consistency with Air Quality Plans:

The northernmost 100 feet of the project site is currently designated as Commercial Retail (CR) and is zoned Rural Residential (R-R). The rest of the project site is designated as Medium Density Residential (MDR) that allows for two to five dwelling units per acre and zoned A-1-20 that allows for one residential development. Churches and private schools are allowed within both the R-R and A-1-20 zoning classification and C-R and R-R General Plan designations. The proposed project is consistent with the current land use designations and would not require a General Plan Amendment or zone change. The proposed project would not result in an inconsistency with the current land use designation. The proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP's for the Air Basin.

Cumulative Health Impacts:

The Air Basin is designated as nonattainment for ozone, NO2, PM10, and PM2.5m which means that the background levels of those pollutants are at times higher than the ambient air quality standards. The air quality standards were set to protect public health, including the health of sensitive individuals (elderly, children, and the sick). Therefore, when the concentrations of those pollutants exceeds the standard, it is likely that some sensitive individuals in the population would experience health effects. The project specific analysis found that the proposed project would not exceed the SCAQMD regional significance thresholds for VOC, NOx, PM10, and PM2.5. The proposed project would result in a less than significant cumulative health impact.

Sensitive Receptors:

The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The local concentrations of emissions produced in the nearby vicinity of the proposed project, which may expose sensitive receptors to substantial concentrations for both construction and operations are analyzed below.

Construction –Related Sensitive Receptor Impacts:

The nearest offsite sensitive receptor to the project site is a single-family home located as near as 60 feet north of the project site. There is also a single-family home located as near as 125 feet northwest of the project site and two single-family homes located as near as 200 feet west of the project site. The project analysis for sensitive receptors found that none of the analyzed criteria pollutants would exceed the local emissions thresholds for any phase of construction. Therefore, construction of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

Operations-Related Sensitive Impacts:

The on-going operations of the proposed project may expose sensitive receptors to substantial pollutant concentrations in the immediate vicinity of the proposed project from onsite operations, or near intersections where the proposed project would substantially increase the vehicular traffic and resultant CO concentrations.

The local air quality impacts from the operation of the proposed project would occur from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances. The operation of the proposed project would not exceed the local NOx, CO, PM10, and PM2.5 thresholds of significance. The on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation measures will be required.

CO is the main pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and used as an indicator of potential impacts to sensitive receptors. As previously indicated, no local CO Hotspots are anticipated to be created at any nearby intersections from the vehicle traffic generated by the proposed project. Operation of the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

f) The proposed project would not create objectionable odors affecting a substantial number of people. Potential odor impacts have been analyzed separately for construction and operations below.

Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location, and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor.

Construction-Related Odor Impacts:

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement, paints, and solvents and from emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Due to the transitory nature of construction odors, a less than significant odor impact would occur and no mitigation would be required.

Potential Operations-Related Odor Impacts:

Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from odor emissions from the trash storage areas. Pursuant to County regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required for the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact would occur and mitigation would be required.

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). According to RCLIS (GIS Database), the project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. The project was reviewed by the County Biologist and it

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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was determined that the project is consistent with the MSHCP plan. The review from EPD did not identify any inconsistencies and the impact is considered less than significant.

b-c). According to the Riverside County Conditions of Approval (COA) for Plot Plan No. 26048 a pre-construction presence/absence survey for burrowing owls must be conducted within 30 days of the issuance of grading permits. In addition, according to the Migratory Bird Treaty Act (MBTA) Condition of Approval (COA 60.EPD.2), since the project site 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. However, if habitat must be cleared during nesting season, a preconstruction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. Through the incorporation of mitigation measures, the impact will be less than significant.

d). The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species with or established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. The impact will be less than significant.

e-f). Based on the review from the County Biologist, it has been determined that the project site does not contain any riparian habitat or federally protected wetlands. In result, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified by the California Department of Fish and Game or U.S. Fish and Wildlife Service or has a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The project will have no impact.

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

Mitigation:

BIO-1 Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (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. 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. (COA 60.EPD.1)

BIO-2 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted. (COA 60.EPD 5)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, and County Archaeological Report (PDA) No. 4919, prepared by Brian F. Smith and Associates, entitled "Phase I Cultural Resource Assessment for the St. James Church Project", dated May 19, 2015.

Findings of Fact:

a-b). According to the Phase I Cultural Resource Assessment, the project site does not contain any historic resources or adversely change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 as defined by the California Environmental Quality Act (CEQA). The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials and County Archaeological Report (PDA) No. 4919, prepared by Brian F. Smith and Associates, entitled "Phase I Cultural Resource Assessment for the St. James Church Project", dated May 19, 2015.

Findings of Fact:

a-b). As identified in the Phase I Cultural Resource Assessment, dated May 19, 2015, the project site does not contain any unique archaeological resources as defined by the California Environmental Quality Act (CEQA) nor would it cause a substantial change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. The project will have no impact.

c). The proposed project will have a less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. This is a standard Condition of Approval and not considered unique mitigation under CEQA(10.PLANNING.3).

d). The project will not restrict existing religious or sacred uses within the potential impact area. Overall, the project will have a less than significant impact.

e). Assembly Bill 52 became effective on July 1, 2015. Overall, in order for project consistency with AB 52, separate notices regarding the proposed project were mailed to all requesting in July, 2015. AB 52 provides for a 30-day review period in which all Tribes that have been notified of the project may request to consult on the project. Staff received notification from both the Pechanga Tribe and Soboba Tribe during the 30-day consultation period. Staff met with the Soboba representative on March 15, 2016 to discuss the proposed church and educational facility. At the conclusion of the meeting, the Soboba representative identified that the Tribe did not have any concerns with the proposed development and that the Soboba AB 52 consultation could be concluded.

Staff met forwarded the Phase I Cultural Analysis and met with the Pechanga representative to further discuss the project. During the consultation period, the Pechanga representative requested that a tribal monitor be present during all earthmoving activities due to the potential Tribal Cultural Resource (TCR) that may be located within the project site. Per the representative's request, staff has added a Condition of Approval (COA) which requires the developer/permit applicant to enter into a contract with a tribal monitor(s) from the appropriate Tribe(s) prior to the issuance of grading permits. Through the incorporation of the tribal monitoring mitigation measure, the impact on potential Tribal Cultural Resources (TCR) will be less than significant. The AB 52 consultation process with the Pechanga Tribe was concluded on June 2, 2016, through the incorporation of the recommended Conditions of Approval (COA).

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

CUL 1: Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) show shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure that agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report(60.PLANNING.12).

Monitoring: Monitoring will be provided by the Native American Monitor and Cultural Resource Professional/Archaeological Monitor. The developer/permit holder shall submit a fully executed copy of the contract and a wet signed copy of the monitoring plan to the Riverside Planning Department.

10. 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:

a). Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," identifies the project site as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact undiscovered resources. HENCE:

Prior to Issuance of Grading Permits:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 the 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 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 findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as the acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or application 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(60.PLANNING.11).

Safeguard Artifacts Being Excavated in Riverside County (SABER).

In addition, Prior to Grading Final:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Locality Inventories (70.PLANNING.3).

These are standard Conditions of Approval (COA) and are not considered unique mitigation measures under the California Environmental Quality Act (CEQA). The impact will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2400, prepared by LOR Geotechnical Group, Inc. entitled:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Preliminary Geotechnical Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California, dated January 7, 2014, and Geologist Comments.

Findings of Fact:

a). As indicated in the project specific Geotechnical Investigation (GEO 2400), the project site does not lie within a current State of California Earthquake Fault zone. The project will expose people or structures to potentially adverse effects including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all types of development, they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b). The project site is not located within an Alquist-Priolo Earthquake Fault zone and no known fault lines are present on or adjacent to the project site. The probability of ground surface rupture occurring at the project site are considered nil as indicated on the project specific Geotechnical Investigation (GEO 2400). The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" County Geologic Report (GEO) No. 2400, prepared by LOR Geotechnical Group, Inc. entitled: Preliminary Geotechnical Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California, dated January 7, 2014.

Findings of Fact:

According to the project specific Geologic Report and RCLIS, the project site has a low susceptibility to soil liquefaction and the impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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), and County Geologic Report (GEO) No. 2400, prepared by LOR Geotechnical Group, Inc. entitled: Preliminary Geotechnical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California, dated January 7, 2014.

Findings of Fact:

a). According to the project specific Geotechnical Investigation (GEO 2400) and RCLIS (GIS Database), the project site has a low potential for soil liquefaction. The project will be required to comply with California Building Code (CBC) requirements pertaining to the proposed project. Based on the findings from the Geotechnical Investigation and compliance with CBC requirements, the impact is considered less than significant. Since CBC regulations are required for all development, the requirements are not considered unique mitigation measures under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" and County Geologic Report (GEO) No. 2400, prepared by LOR Geotechnical Group, Inc. entitled: Preliminary Geotechnical Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California, dated January 7, 2014.

Findings of Fact:

a). As indicated on the project specific Geotechnical Investigation, the topography of the project site is flat and is not surrounded by topography of varying elevation or rocky terrain. The geotechnical report has identified that the potential for landslides to occur at the project site is considered nil. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the project specific Geotechnical Investigation (GEO 2400), the soil materials that were collected on the project site and tested have a very low expansion potential. California Building Code requirements will mitigate the potential impact to a level of less than significant. As CBC requirements are required for any type of development proposal, the CBC requirements are not considered unique mitigation measures pursuant to CEQA. The impact is considered 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: On-site Inspection, Project Application Materials and County Geologic Report (GEO) No. 2400, prepared by LOR Geotechnical Group, Inc. entitled: Preliminary Geotechnical Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California, dated January 7, 2014.

Findings of Fact:

a). According to the project specific Geotechnical Investigation (GEO 2400), the potential for the site to be effected by a seiche or tsunami is considered nil due to the absence of any large bodies of water near the project site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

b). No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness or 2:1 unless otherwise approved (Condition

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. The impact is considered less than significant.

c). There are no existing septic systems on site. The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and County Geologic Report (GEO) No. 2400, prepared by LOR Geotechnical Group, Inc. entitled: Preliminary Geotechnical Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California, dated January 7, 2014.

Findings of Fact:

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

b). As part of the project specific Geotechnical Investigation (GEO 2400), materials were collected from the project site and through testing, determined that the soils have a very low expansion potential. Regardless, the project will comply with California Building Code (CBC) requirements will reduce the impact to a level of less than significant. As CBC requirements are applicable to all development projects, these are not considered unique mitigation measures pursuant to CEQA. The impact is considered less than significant.

c). The project proposes to connect into existing sewer service provided by the Eastern Municipal Water District (EMWD). No septic tanks will be utilized on-site, and therefore no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. The proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. The Riverside County Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either	<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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directly or indirectly, that may have a significant impact on the environment?

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

Source: Air Quality and Greenhouse Gas Emissions Impact Analysis: St. James Catholic Church Project, prepared by Vista Environmental, dated March 22, 2016.

Findings of Fact:

a) As indicated by the project specific Air Quality Analysis, the project will not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project would result in the development of a church and private school. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment.

The project's GHG emissions have been calculated with the CalEEMod model and a summary table of the analysis (Table L) is provided below.

Table L – Project Related Greenhouse Gas Annual Emissions⁷

Category	Greenhouse Gas Emissions (Metric Tons per Year)					
	Bio-CO ₂	NonBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	0.00	0.04	0.04	0.00	0.00	0.04
Energy Usage ²	0.00	234.95	234.95	0.01	0.00	236.01
Mobile Sources ³	0.00	1,676.96	1,676.96	0.06	0.00	1,678.21
Solid Waste ⁴	15.12	0.00	15.12	0.89	0.00	33.89
Water and Wastewater ⁵	1.05	31.47	32.52	0.11	0.00	35.72
Construction ⁶	0.00	19.20	19.20	0.00	0.00	19.29
Total Emissions	16.17	1,962.62	1,978.79	1.07	0.00	2,003.16
Riverside County CAP Draft Threshold of Significance						3,000

Notes:

¹ Area sources consist of GHG emissions from hearths, consumer products, architectural coatings, and landscaping equipment.

² Energy usage consist of GHG emissions from electricity and natural gas usage.

³ Mobile sources consist of GHG emissions from vehicles.

⁴ Waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

⁶ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.

Source: CalEEMod Version 2013.2.2 for year 2016.

⁷ CalEEMod version 2013.2.2 (mitigated condition). Calculations do not reflect the EPA's 2013 updated GWP values.

The data provided in Table L shows that the proposed project would create 2,003.16 MTCO₂e per year. According to the County of Riverside's CAP draft threshold of significance, if a project creates less than 3,000 MTCO₂e per year, the GHG emissions from the proposed project is determined to be less than significant. It should also be noted, that the proposed project will be designed to exceed Title 25 energy efficiency requirements, will utilize energy-star appliances, and will utilize cool roofs and cool paving to reduce heat-island effects from the proposed project. For these reasons, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As addressed in the project specific Air Quality Study, the project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The County of Riverside has developed the County of Riverside Draft Climate Action Plan (CAP) that was released on February 2015 and the County of Riverside Climate Action Plan Errata was released on August 2015. The CAP utilizes a GHG emissions reduction target of 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emission level that is determined to be less than significant for small projects, and (2) utilizing Screen Tables to mitigate project GHG emissions that exceed the threshold level. The CAP has provided a threshold of 3,000 MTCO_{2e} per year to be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. The proposed project would generate 2,003.16 MTCO_{2s} per year, which is within the 3,000 MTCO_{2e} per year threshold. It should also be noted, that the proposed project will be designed to exceed Title 24 energy efficiency requirements, will utilize energy-star appliances, and will utilize cool roofs and cool paving to reduce heat-island effects from the proposed project. For these reasons, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The impact will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). The proposed project will not incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies. The proposed project scope is for the development of a church, educational facility, and multipurpose building which is consistent with the Light Agriculture-10 Acre Minimum (A-1-10) zoning classification. The zoning classification permits for certain land uses which may use hazardous materials. The management of such hazardous materials is subject to the requirements and policies of the Department of Environmental Health. The project will not involve the transport, use, or disposal of hazardous materials. The impact will be considered less than significant.

b). The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The impact is considered less than significant.

c). The proposed project will not impact implementation of or physically interfere with an adopted emergency response plan or an evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The proposed project site has two points of access for emergency response vehicles to utilize. The impact is considered less than significant.

d). The project site is not located within one quarter of a mile from an existing school. The project will have 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 65962.3 and, would not create a significant hazard to the public or the environment. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b). According to RCLIS (GIS Database), the project site is located within Zone D of the March Air Reserve Base and in result, required review from the Airport Land Use Commission (ALUC). During the review from ALUC, it was determined that the project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, through the implementation of standard ALUC Conditions of Approval which restrict use and development criteria. Through the incorporation of the standard ALUC COA, the project will have a less than significant impact.

c). The project site is located approximately 15 miles to the northwest of Hemet-Ryan Airport and in result, the project would not result in a safety hazard for people residing or working in the project area and no impact will occur.

d). The project site is not located within close vicinity to a private airstrip or heliport and in result, the project would not result in a safety hazard for people residing or working in the project area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

According to RCLIS (GIS Database), the proposed project is not located within a high fire area. Based on review provided by the Fire Department, it has been determined that the project has adequate primary and secondary access in case of an emergency. It is not anticipated that the project would expose people or structures to a significant risk of loss, injury, or death involving wildland fires. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). According to the Flood Hazard Report, the southern portion of the project site is within the 100-year Zone A floodplain limits as delineated on Panel No. 06065 1440 C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The site is also impacted by sheet flow type runoff from the northeast with a drainage area of approximately 70 acres. Based on the proposed exhibit, it appears that the entire site is draining southwesterly towards a proposed extended basin. The development of this site would adversely impact downstream property owners by increasing the rate and volume of flood flows and impacting the water quality. A project specific Preliminary Water Quality Management Plan (WQMP) shall be required to offset such impacts. The Final WQMP shall be reviewed and approved by the Transportation Department prior to the issuance of the permit.

The exhibit shows a block wall along the perimeter of the site. The block wall at the north east quadrant would block flow coming from the 70-acres tributary area and hence; exasperate the situation of the upstream property owner. The District will allow chain link fencing so the runoff can flow through and the developer shall pick up the offsite flows and convey to an adequate outlet. No fencing is allowed within the flood plain.

This site is located within the bounds of Perris Valley and San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project(10.FLOOD.1).

The project will have a less than significant impact.

b). The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (COA 10.FLOOD.7). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adhere to the WQMP, the project will have a less than significant impact.

c). Overall, the 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. The project proposes to utilize potable water and sanitary sewer service from the Eastern Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with the appropriate purveyor (10.ENV HEALTH.1). The impact will be less than significant.

d). The project will not create nor contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide additional sources of polluted runoff. The impact will be less than significant.

e). As indicated on Finding 25a, the project site is located within the 100-year Zone A floodplain limits as delineated on Panel No. 06055 1440 C of the Flood Insurance Rate Map; however, the project scope proposes to develop a church and education facility and does not propose any permanent or temporary residence and in result, the impact will be less than significant.

f). According to the project specific Flood Report (COA 10.FLOOD.1), the project site is located within the 100-year Zone A floodplain limits as Delineated on Panel No. 06065 1440 C of the Flood Insurance Maps administered by the Federal Emergency Management Agency (FEMA). As illustrated on the propose site plan, the exhibit shows that a block wall will be placed along the perimeter of the project site and the block wall would, at the north and east quadrant, block flow coming from the 70-acre tributary area and hence; exasperate the situation of the upstream property owner. The Flood District recommends that a chain link fence be but in place rather than a block wall in order for the runoff to flow through the fencing and the developer shall pick up the offsite flows and convey to an adequate outlet. The Flood District has restricted fencing along the flood plain. Through the incorporation of chain-link fencing, the impact will be less than significant.

g). The proposed project will not violate water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). The impacts are considered less than significant.

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

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.

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 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," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a). According to the Flood Hazard Report, the southern portion of the project site is within the 100-year Zone A floodplain limits as delineated on Panel No. 06065 1440 C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

The site is also impacted by sheet flow type runoff from the northeast with a drainage area of approximately 70 acres. Based on the proposed exhibit, it appears that the entire site is draining southwesterly towards a proposed extended basin. The development of this site would adversely impact downstream property owners by increasing the rate and volume of flood flows and impacting the water quality. A project specific Preliminary Water Quality Management Plan (WQMP) shall be required to offset such impacts. The Final WQMP shall be reviewed and approved by the Transportation Department prior to the issuance of the permit.

The exhibit shows a block wall along the perimeter of the site. The block wall at the north east quadrant would block flow coming from the 70-acres tributary area and hence; exasperate the situation of the upstream property owner. The District will allow chain link fencing so the runoff can flow through and the developer shall pick up the offsite flows and convey to an adequate outlet. No fencing is allowed within the flood plain.

This site is located within the bounds of Perris Valley and San Jacinto River Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project(10.FLOOD.1).

The project will have a less than significant impact.

b). The project will not substantially change absorption rates or the rate and amount of surface runoff. The impact will be less than significant.

c). The project will 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. As indicated on Figure S-10 of the Safety Element of the Riverside County General Plan, the project site is not located within close vicinity of a levee or dam. The project will have no impact.

d). The project site is not located within close vicinity to a major water body and in result, the project will not change in the amount of surface water in any water body. The project will have 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?

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). The project site is currently vacant and surrounded by scattered single family residential dwellings to the north and west and vacant property to the south and east. The development of a church and educational facility will not substantially alter the present or planned land use of the area and the impact will be less than significant.

b). According to RCLIS (GIS Database), the City of Perris Sphere of Influence is located directly to the west of the project site. During the initial submittal and review period for Plot Plan Number 26048, a request was sent out by County staff to the City of Perris Planning Department for review and comments of the project. At this time, staff has not received any comments from the City of Perris involving PP26048. Through GIS, it appears that the land uses within the City of Perris Sphere of Influence consist primarily of vacant property and a single family residential development. The addition of a church and educational facility will be a compatible use and will not affect the land use within a city sphere of influence and/or within adjacent city or county boundaries. The impact will 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
28. Planning				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The proposed use, educational institution, is permitted in the Light Agriculture-20 Acre Minimum (A-1-20) zone based County Ordinance No. 348, which states that educational institutions may be permitted in any zoning classification, provided a Plot Plan Permit is granted. In addition, although the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification does not specifically permit the establishment of a church through the approval of a Plot Plan Permit (PP), the church use is permitted subject through the approval of a Plot Plan application within the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification.

In addition, although a multipurpose structure is not a permitted or conditionally permitted use within the Light Agriculture-10 Acre Minimum (A-1-10) zoning classification, Section 13.1.D allows for any use that is not specifically listed within the A-1-10 zoning classification may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same character and intensity as those listed in the designated zoning classification Subsections. A similar use to that of the multipurpose structure permitted within the A-1-10 zoning classification would be the Fraternal lodge halls, including Grange Halls. A Fraternal lodge or Grange hall is a structure utilized as a meeting place for specific groups to promote and discuss specific topics. As previously addressed in the project description, the proposed multipurpose structure will be used on specific times and dates to hold events such as church dinners, fundraising event, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish.

With private schools permitted through the approval of a Plot Plan application (PP), the project shall be processed as that of a Plot Plan application (PP) but will be required to adhere to the requirements of the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification. A small portion of the northern project boundary is currently zoned Rural Residential (R-R); however, the project has been designed and conditioned to avoid development within the area of the site zoned Rural Residential (R-R).

More specifically:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lot Requirement: Section 13.2.A.2 of the A-1-20 zone development standards identifies that church, temples, or other religious facilities shall not be required to have a lot area in excess of 20,000 square feet or an average lot width in excess of 100 feet. As illustrated on the proposed exhibit, the project size is approximately 11.53 acres and by not required to adhere to the 20,000 square foot minimum lot size of the A-1-20 zoning classification, the project is consistent with the lot requirement of the A-1-20 zone.

Structure Height: Section 13.2.C identifies that no building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Riverside County Ordinance No. 348. As illustrated on the proposed exhibits, the proposed office structure will be approximately twenty four (24) feet, the school structure will be approximately 18 feet, and from the top of the roof, and the church will be approximately 35 feet in height.

The proposed project, as designed and conditioned, will be consistent with the development standards of the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification.

The project as designed and conditioned will be consistent with the Light Agriculture-20 Acre Minimum (A-1-20) zoning classification. In addition, the project will be conditioned to avoid development within the portion of the project site that is zoned Rural Residential (R-R). The project will have a less than significant impact.

b). The project site is surrounded by properties which are zoned Rural Residential (R-R) to the east and north, Light Agriculture-20 Acre Minimum (A-1-20) to the south, and the City of Influence of Perris to the west. The project has a zoning classification of Light Agriculture-20 Acre Minimum (A-1-20) and Rural Residential (R-R) and does not propose to alter the current zoning classification of the project site. The project will be consistent with the surrounding zoning classifications and will have a less than significant impact.

c). As addressed in Finding 27, the project site is surrounded by single family residential dwellings and vacant property. The proposed development of a church and educational facility will be compatible with the existing surrounding land uses and the overall impact will be less than significant.

d). The property has a current Land Use designation of Community Development: Commercial Retail (CD: CR) and Community Development: Medium Density Residential (CD:MDR) and surrounded by land use designations of Community Development: Commercial Retail (CD:CR) to the north, Community Development: Medium Density Residential (CD:MDR) to the east and south, and the City of Perris Influence Sphere to the west. The project will not amend the current land use designation as part of the project scope. As outlined in the Land Use Element of the Riverside County General Plan, the intent of the residential land uses is to accommodate not only a wide variety of housing types and land use designs, but also an assortment of public uses such as churches, schools, parks, and other cultural and civic uses that serve as a crucial support element for neighborhoods and communities and help establish focus an identity. In addition, only a small portion of the project site has a current land use designation of Commercial Retail (CD: CR) and development will not occur along this portion of the site. The proposed project is consistent with the current land use designations and with the surrounding designations. The project will have a less than significant impact.

e). The project site is currently vacant and surrounded by single family residential dwellings to the north and west and vacant property to the south and east. The project will not divide or disrupt the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physical arrangement of an established community. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

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

b). The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

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

d). The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). The project site is located within Zone D of the March Air Reserve Base; however, the closest public airport (Hemet-Ryan) is located approximately fifteen (15) miles to the southeast of the project site. In addition, the project is not located within close vicinity to an existing private airstrip and in result, the project will not expose people residing or working in the project area to excessive noise levels. The project will have a less than significant impact.

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:

a). According to Riverside County General Plan Figure C-1 "Circulation Plan", the project site is not located within close vicinity to an existing railroad. The project will not be impacted by noise generated from a railroad.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The project site is not located within close vicinity to an existing highway. The project will not be impacted by a neighboring highway.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a). Overall, based on the materials provided, the Department of Industrial Hygiene has determined that a noise study was not required for the proposed project. The Industrial Hygiene specialist has provided several conditions that will ensure that noise created by the project is kept consistent with the code:

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

These are standard conditions of approval and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the 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 the construction phases. As indicated on Finding 34a, construction activities will be limited due to the 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. The impacts will be 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. The proposed multipurpose structure will hold special events throughout the year which will include church dinners, fundraising event, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish. No events will be held outdoors and in result, the impact will be less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours. The impacts will 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
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POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b). The project site is vacant and surrounded by single family residential dwellings to the west and north and vacant property to the south and east. The project will not displace a substantial number of existing housing, necessitating the construction of replacement housing or create a demand for additional housing. The project will have no impact.

c). As previously addressed, the project site is currently vacant and in result, the project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere.

d-f). The project site is not located within a County Redevelopment Project Area, exceed official regional or local population projections, nor induce substantial population growth in an area or indirectly. The project will have 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:

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. The Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 90.PLANNING.30). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The 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 not incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 90.PLANNING.30). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Nuview Union and Perris Union High School District correspondence, 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 Nuviev Union and Perris Unified High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.19). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

Riverside County's development impact fee Ordinance No. 659.10 collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 90.PLANNING.30). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-c). The project proposes to develop a church and education facility. The project will not include recreation facilities or require the construction or expansion of recreational facilities, include the use of neighborhood or regional parks, and within County Service Area (CSA) No. 146. The project site does not propose residential development and will not be subject to Quimby fees. The project will have no impact to recreational impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a). The proposed project has not incorporated any trails into the overall design of the project and in result, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
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43. Circulation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b). The Riverside County Transportation Department had required the submittal of a traffic study as part of the entitlement process for this project. Overall, the study had been prepared in accordance with County-approved guidelines and the Transportation Department had concurred with the findings relative to traffic impacts identified within the report.

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.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Murrieta Avenue (NS) at: Nuevo Road (EW)

Evans Road (NS) at: Nuevo Road (EW)

Dunlap Drive (NS) at: Nuevo Road (EW)

Menifee Road (NS) at: Nuevo Road (EW)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.3).

In addition, as outlined in the traffic study:

The intersection of Dunlap Drive (NS) at North Project Access (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane, one right-turn lane
- Southbound: one left-turn land, one through lane
- Eastbound: N/A
- Westbound: one shared left-turn/through/right-turn lane

The intersection of Dunlap Drive (NS) at Center Project Access (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane, one right-turn lane
- Southbound: one through lane
- Eastbound: N/A
- Westbound: one shared left-turn/through/right-turn lane

The intersection of Dunlap Drive (NS) at South Pacific Access (EW) shall be improved to provide the following geometrics:

- Northbound: one through lane, one right-turn lane
- Southbound: one left-turn lane, one through lane
- Eastbound: N/A
- Westbound: one shared left-turn/through/right-turn lane

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer(TRANS.80.2).

The project proponent shall pay its fairshare for the design and construction of traffic signal at the intersections of:

Murrieta Road (NS) at Nuevo Road (EW)

The traffic study indicated this intersection is impacted under baseline conditions and the addition of the project would increase the delay during the morning and afternoon peak hours. The fairshare payment shall be based on the project's percentage of traffic of the cumulative traffic during project opening year. The traffic study indicates the fairshare is 65.9 percent during the AM peak hour and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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61.8 percent during the afternoon peak hour for a fairshare average of 63.8 percent or as approved by the Transportation Department (80.TRANS.1).

c). Overall, the project is located within the influence area of the March Air Reserve Base but is located over five (5) miles from the base. The analysis by ALUC determined that the project is consistent with the 2014 March Air Reserve Land Use Plan. In addition, the project is not located within close vicinity to a public airport or private airstrip. The 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 a less than significant impact.

d). The project site is not located adjacent to an existing railroad (as illustrated in Figure C-1 of the Riverside County General Plan Circulation Element), within close vicinity to a public or private airport or airfield, or a major body of water. The project site is located within the Influence Sphere of the March Air Reserve base but it was determined that the project is consistent with this land use plan by the Airport Land Use Commission (ALUC). The project will have no impact.

e). The project will not substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses. The project will have a less than significant impact.

f). The project will not cause an effect upon, or a need for new or altered maintenance of roads. Prior to the issuance of grading permit final inspection, the project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

g). Overall, the project proposes to develop the proposed facility in three (3) separate phases which will extend for approximately fifteen (15) years. Construction activities may affect circulation patterns within the vicinity of the site; however, the impacts will be temporary and will be less than significant. In addition, as outlined in threshold 43) a-b, the project will be required to pay a fairshare payment based on the cumulative traffic of opening year. Through complying with the fairshare requirement, the impact will be less than significant.

h). The project has been reviewed by the Riverside County Fire Department with regards to emergency access and it has been determined that the project has adequate emergency access. The project will have a less than significant impact.

i). The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have a less than significant impact.

Mitigation: Conditions of Approval 50.TRANS 009 (MAP – SECONDARY ACCESS), 50.TRANS 013 (MAP – TS/DESIGN), 50.TRANS 014 (MAP – TS/GEOMETRICS); and 90.TRANS 006 (MAP – TS/INSTALLATION).

Monitoring: Monitoring activities will be from the Riverside County Transportation Department.

1. Bike Trails

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

2. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is proposing potable water service from the Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with the appropriate purveyor(s) as well as all other applicable agencies (10.EHEALTH.3). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. 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:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (10. EHS.2), and is responsible to meet all their requirements. This project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Solid Waste

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a) The project will use existing electricity service provided by Imperial Irrigation district. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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provision of extending electricity service to the proposed project will be considered less than significant impact.

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

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Energy Conservation

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

Source:

Findings of Fact:

a). The project will not conflict with any adopted energy conservation plans. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

7. Does the project have the potential to substantially degrade the quality of the environment, substantially

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

8. 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.

9. 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: 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: N/A

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 an approximately 19,494 square foot church, an 27,470 square foot private school to serve kindergarten through eighth grade students, and a 10,865 square foot multipurpose building which will hold church dinners, fundraising event, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish. The project will be developed in three (3) separate phases over a period of fifteen (15) years and will be located on approximately twelve (12) acres. The materials and colors applied to the exterior of each structure will consist of white, tan, and brown paint and stucco material.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

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10. GENERAL CONDITIONS

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

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. 26048 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26048, Exhibit A, dated June 16, 2015.

APPROVED EXHIBIT B = Plot Plan No. 26048, Exhibit B, dated July 15, 2014.

APPROVED EXHIBIT C= Plot Plan No. 26048, Exhibit C, dated July 15, 2014.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 2 USE - OBEY ALL GDG REGS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 2 USE - OBEY ALL GDG REGS (cont.) RECOMMND

Building and Safety Department.

10.BS GRADE. 3 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. 4 USE - NPDES INSPECTION RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - NPDES INSPECTION (cont.) RECOMMND

required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 5 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. 6 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. 7 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. 8 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

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10. GENERAL CONDITIONS

10.BS GRADE. 9 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. 10 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 11 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE- GREEN WASTE RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that: 1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales. 2. Determines if materials will be sorted on site or mixed. 3. Identifies diversion facilities where material collected will be taken. 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both. For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

10.BS PLNCK. 2 USE- BUILDING & SAFETY PERMITS RECOMMND

CODE/ORDINANCE REQUIREMENTS: The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 USE- BUILDING & SAFETY PERMITS (cont.) RECOMMND

Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply. PERMIT ISSUANCE: Per section 105.1 (2013 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - ECP COMMENTS RECOMMND

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

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

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

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise

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10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NO NOISE REPORTS (cont.) RECOMMND

levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

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

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

PP26048 is proposing potable water and sanitary sewer service from 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.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1750 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW (cont.) RECOMMND
the job site.

10.FIRE. 3 USE-#31-ON/OFF NOT LOOPED HYD RECOMMND

A combination of on-site and off-site super fire hydrants, on a looped system (6"x4"x 2-2 1/2"), will be located not less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways. The required fire flow shall be available from any adjacent hydrants(s) in the system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PP26048 is a proposal to construct a church, a school and multi-purpose office building on a 12-acre site. The site is located in Lakeview/Nuevo area, on the east side of Dunlap Drive, and approximately 650' south of Nuevo Road.

The southern portion of the site is within the 100-year Zone A floodplain limits as delineated on Panel No. 06065 1440 C of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). No fencing which will completely block flows should be allowed in this flood plain.

Based upon updated topography of the area, a study provided by the engineer and aerial photography, approximately 10-acres is tributary along the northerly boundary of the site. It is proposed to collect the runoff from this tributary area in a concrete channel located within the project site along the northerly boundary and convey these flows westerly to Dunlap Drive. The project site is slightly higher than the property to the east so minimal, if any, offsite runoff is tributary along the easterly boundary.

The development of this site would adversely impact downstream property owners by increasing the rate and volume of flood flows and impacting the water quality. A project specific Preliminary Water Quality Management Plan (WQMP) shall be required to offset such impacts. The Final WQMP, along with any grading and drainage issues, shall be reviewed and approved by The Transportation Department

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

prior to the issuance of permits.

This site is located within the bounds of both the Perris Valley Area Drainage Plan (ADP) and the San Jacinto River 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 issuance of permits for this project. Although the current fees for this ADP is \$ 8,875 & \$2,215 per acre respectively, the fees due will be based on the fees in effect at the time of payment. The fees is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 USE USE ADP FEE BREAKDOWN RECOMMND

This site is located within the bounds of both the Perris Valley Area Drainage Plan (ADP) and the San Jacinto River ADP for which drainage fees have been established by the Board of Supervisors. The new development has a total of 6.4-acres subject to ADP fees with 2.3-acres subject to the Perris Valley ADP and 4.1-acres subject to the San Jacinto River ADP. The remainder of the site is landscaping, the water quality basin or other pervious surface not subject to the ADP fee.

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

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. 4 USE- UNANTICIPATED RESOURCES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hour of 7:00 a.m. to 10:00 p.m., Monday through Sunday in order to reduce conflict with adjacent land uses.

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), the civic/regligious institutions category, more specifically, the parking standards for auditoriums with fixed seats which requires one (1) parking space for every three (3) seats. In total, the proposed facility will provide five hundred and fifteen (515) parking spaces, twelve (12) of which will be intended as handicapped spaces. All parking for the proposed facility will be located onsite and no street parking will be allowed or proposed in order to satisfy the required parking requirements of the proposed use.

10.PLANNING. 8 USE- LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the monument 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. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 11 USE- PHASES ALLOWED RECOMMND

Construction of this project may be done in three (3) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 16 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 17 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 22 USE- MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the
permittee shall maintain and keep in effect valid licensing
approval from Health Department, or equivalent agency as
provided by law. Should such licensing be denied, expire or
lapse at any time in the future, this permit shall become
null and void.

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

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. 28 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.

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE- IF HUMAN REMAINDS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i)A County Official is contacted. ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii)The Coroner shall contact the Native American Heritage Commission within 24 hours. b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1)The MLD identified fails to make a recommendation; or (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 31 USE - 3RD & 5TH DIST DSGN STDS

RECOMMND

The permit holder shall comply with the "DESIGN STANDARDS & GUIDELINES, THIRD AND FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE, adopted by the Board of Supervisors, July 17, 2001.

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10. GENERAL CONDITIONS

10. PLANNING. 32 USE-ALUC PROHIBITED USE

RECOMMND

The following uses shall be prohibited:

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 signed light or visual approach slope indicator.

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.

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, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping, utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.

Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

10. PLANNING. 33 USE- GEO2400

RECOMMND

County Geologic Report (GEO) No. 2400, submitted for this project (PP26048) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation Proposed St. James Church APN 310-230-42, Nuevo Area Riverside County, California", dated January 7, 2014. In addition, LOR Geotechnical Group, Inc. submitted the following document:

"Response to Riverside County Planning Department Review Comments, County Geologist Report No. 2400, Preliminary Geotechnical Investigation Proposed St. James Church, APN 310-230-42, Nuevo Area, Riverside County, California", dated February 25, 2014.

GEO02400 concluded:

1. The subject site does not lie within a current State of California Earthquake Fault Zone.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE- GEO2400 (cont.)

RECOMMND

2. The probability of ground surface rupture occurring at the site is considered nil.
3. No active or potentially active faults are known to exist at the subject site.
4. The possibility of liquefaction at the site is considered low.
5. The potential for landslides to occur at the site is considered nil.
6. Low potential for liquifaction.
7. The materials encountered were tested and found to have a very low expansion potential.
8. The potential for settlement is considered low.
9. The potential for the site to be effected by a seiche or tsunami is considered nil due to the absence of any large bodies of water near the site.

GEO02400 Recommended:

1. All areas to be graded should be stripped of significant vegetation and other deleterious materials.
2. The data developed during this investigation indicates that removals on the order of 2 to 3 feet will be required in order to expose competent alluvial materials upon which foundations and fills can be placed.

GEO No. 2400 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2400 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. 34 USE- PDA04919 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 04919, submitted for this projet (PP26048) was prepared by Brian F. Smith and Assoc. and is entitled: "A Phase I Cultural resource Assessment for the St. James Church Project" dated May 19, 2015.

According to the study, no cultural resources were discovered. Therefore, there will be no impacts to

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE- PDA04919 ACCEPTED (cont.) RECOMMND

"historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 35 USE- NOTICE OF AIRPORT VICINIT RECOMMND

The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

10.PLANNING. 37 USE- OUTDOOR LIGHTING RECOMMND

Any new outdoor lighting that is installed shall be hooded or shielded as to prevent either the spillage of lumens or reflection into the sky.

10.PLANNING. 40 USE- ALUC LANDSCAPING REQ RECOMMND

Any new detention or retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

10.PLANNING. 41 USE- ALUC ELECTROMAGNETIC REQ RECOMMND

March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

10.PLANNING. 42 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

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE- BUSINESS LICENSING (cont.) RECOMMND

license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 43 USE- SPECIAL EVENTS RECOMMND

Up to 6 special events per year may be allowed in association with the church facility. These events may include, but not limited to, holiday-related or fundraiser-related events. During these events, the hours of operation shall be extended to 11:00 p.m.

10.PLANNING. 43 USE- PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE- COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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10. GENERAL CONDITIONS

10. TRANS. 2 USE- COUNTY WEB SITE (cont.)

RECOMMND

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/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.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Murrieta Avenue (NS) at: Nuevo Road (EW)

Evans Road (NS) at: Nuevo Road (EW)

Dunlap Drive (NS) at: Nuevo Road (EW)

Menifee Road (NS) at: Nuevo Road (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. 4 USE-ASSESS/BENEFIT DIST 1

RECOMMND

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

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10. GENERAL CONDITIONS

10.TRANS. 5 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 6 USE- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

10.TRANS. 7 USE- SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at:
www.rcflood.org/npdes.

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10. GENERAL CONDITIONS

10.TRANS. 7 USE- SUBMIT FINAL WQMP (cont.) RECOMMND

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

10.TRANS. 8 USE- 100 YR SUMP OUTLET RECOMMND

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

10.TRANS. 9 USE-PREP DRAINAGE PATTERNS RECOMMND

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

10.TRANS. 10 USE- INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site

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10. GENERAL CONDITIONS

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

design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

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

10.TRANS. 11 USE - DRAINAGE EASEMENTS RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

10.TRANS. 12 USE- WRITTEN PERM FOR GRADING RECOMMND

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

10.TRANS. 13 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,

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10. GENERAL CONDITIONS

10.TRANS. 13

USE-LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this

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20. PRIOR TO A CERTAIN DATE

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

RECOMMND

plot plan shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT/EXPORT (cont.)

RECOMMND

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

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

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

RECOMMND

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

60.BS GRADE. 5 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. 6 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. 7 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - APPROVED WQMP RECOMMND

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

60.BS GRADE. 9 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. 10 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. 11 USE - SWPPP REVIEW RECOMMND

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

60.BS GRADE. 12 USE - EWMP 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 USE- NESTING BIRD 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 or disturbances occur within 500 feet, 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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them 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 or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE PERRIS VALLEY AND SANJACIN RECOMMND

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

PP26048 is located within the limits of the Perris Valley and San Jacinto River area Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.4 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 12 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 26048, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

60.TRANS. 2 USE-PRIOR TO ROAD CONSTRUCT RECOMMND

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

60.TRANS. 3 USE- FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.7.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 4 USE- SUBMIT GRADING PLAN (cont.) RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 5 USE-SUBMIT WQMP AND PLANS RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE-WQMP MAINT DETERMINATION RECOMMND

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

70.TRANS. 2 USE- IMPLEMENT WQMP RECOMMND

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

70.TRANS. 3 USE-ESTABLISH MAINT. ENTITY RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE- WATER/SEWER WILL SERVE (cont.) RECOMMND

Environmental Health along with the filing fee in effect at the time of submittal.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

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

EPD DEPARTMENT

80.EPD. 1 USE- NESTING BIRD 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 or disturbances occur within 500 feet, 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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them 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 or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects

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80.EPD. 1 USE- NESTING BIRD SURVEY (cont.) RECOMMND

consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

80.EPD. 2 USE- 30 DAY BUOW SURVEY RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

FIRE DEPARTMENT

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

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

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

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

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

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80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE PERRIS VALLEY AND SAN JACI RECOMMND

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

PP26048 is located within the limits of the Perris Valley and San Jacinto River Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 6.4 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

80.PLANNING. 3 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

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

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

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences

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80.PLANNING. 9 USE - FENCING PLAN REQUIRED (cont.) RECOMMND

or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 10 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 146 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 17 USE- SCHOOL MITIGATION RECOMMND

Impacts to the Nuvview Union & Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 26048, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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TRANS DEPARTMENT

80.TRANS. 1 USE- TS/DESIGN

RECOMMND

The project proponent shall pay its fairshare for the design and construction of traffic signal at the intersections of:

Murrieta Road (NS) at Nuevo Road (EW)

The traffic study indicated this intersection is impacted under baseline conditions and the addition of the project traffic would increase the delay during the morning and afternoon peak hours. The fairshare payment shall be based on the project's percentage of traffic of the cumulative traffic during project opening year. The traffic study indicates the fairshare is 14.7% during the AM peak hour and 9.4% during the afternoon peak hour for a fairshare average of 12.1%.

or as approved by the Transportation Department.

80.TRANS. 2 USE-TS/GEOMETRICS

RECOMMND

The intersection of Dunlap Drive (NS) at North Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane
Southbound: one left-turn lane, one through lane Eastbound:
N/A Westbound: one shared left-turn/through/right-turn lane

The intersection of Dunlap Drive (NS) at Center Project Access (EW) shall be improved to provide the following geometrics:

Northbound: one through lane, one right-turn lane
Southbound: one through lane Eastbound: N/A Westbound: one
shared left-turn/through/right-turn lane NOTE: This access
shall be restricted right-in/right-out access. The project
proponent shall provide appropriate signage to enforce this
turn restriction.

The intersection of Dunlap Drive (NS) at South Project Access (EW) shall be improved to provide the following geometrics:

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80.TRANS. 2 USE-TS/GEOMETRICS (cont.)

RECOMMND

Northbound: one through lane, one right-turn lane
Southbound: one left-turn lane, one through lane Eastbound:
N/A Westbound: one shared left-turn/through/right-turn lane

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

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

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80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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

80.TRANS. 4 USE- LIGHTING PLAN RECOMMND

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

80.TRANS. 5 USE-LANDSCAPNG/TRAIL COM/IND RECOMMND

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

Landscaping plans shall be designed within Dunlap Drive and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE- UTILITY PLAN RECOMMND

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

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80.TRANS. 6 USE- UTILITY PLAN (cont.)

RECOMMND

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. 7 USE- LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a 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.TRANS. 7 USE- LC LANDSCAPE PLOT PLAN (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. 8 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.TRANS. 8 USE- LC LANDSCAPE SECURITIES (cont.) RECOMMND

working order consistent with the approved landscaping plans.

80.TRANS. 9 USE-LC LNDSCPNG PROJ SPECIFIC RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: 1. Project shall comply with the latest version of Ord. 859.3 or later with an ETO of .45, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water. 2. Project shall prepare water use calculations as outlined in Ord 589.3 or later. 3. Project shall use point source irrigation type in at least 30% of the project, except as needed within stormwater BMP areas as noted in an approved WQMP document. 4. Trees shall be hydrozoned separately. 5. Hydroseeding is not permitted in stormwater BMP areas, container stock will be required. 6. Project shall use County standard details for which the application is available in County Standard Detail Format. 7. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way. 8. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project. 9. County will have final say on approved turf quantity and location.

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BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

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

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90.BS GRADE. 2 USE - WQMP BMP INSPECTION RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving b.Precise Grade Inspection

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

- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

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

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain 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

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

RECOMMND

and Safety Department clearance.

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-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit numbers, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

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. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

90.FIRE. 4 USE-#35-VOICE FIRE ALARM

RECOMMND

(CHURCH) Applicant or developer shall be responsible to install a manual and automatic pre-recorded VOICE Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

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90.FIRE. 5 USE- AUTO/MAN FIRE ALARM RECOMMND

(SOCIAL HALL and SCHOOL) Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 6 USE-#27-EXTINGUISHERS RECOMMND

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

90.FIRE. 7 USE-#36-HOOD DUCTS RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection)

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of five hundred and fifteen (515) parking spaces shall be provided onsite as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

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90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of twelve (12) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS

RECOMMND

A bicycle rack with a minimum of two (2) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.]

90.PLANNING. 11 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

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90.PLANNING. 11 USE - UTILITIES UNDERGROUND (cont.) RECOMMND

void with respect to that utility.

90.PLANNING. 12 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 USE- TRASH ENCLOSURES RECOMMND

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

90.PLANNING. 19 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 20 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

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90.PLANNING. 23 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be twelve (12) acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

90.PLANNING. 26 USE- MITIGATION MONITORING

RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42713. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP26048

Parcel: 310-230-042

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2) (cont.)

RECOMMND

applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26048 is calculated to be 12 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26048 has been calculated to be 12 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.

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Parcel: 310-230-042

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE- WRCOG TUMF RECOMMND

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

90.TRANS. 2 USE- STREETLIGHT AUTHORIZATION RECOMMND

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

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

90.TRANS. 3 USE- STREETLIGHTS INSTALL RECOMMND

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

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

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

90.TRANS. 4 USE-EXISTING MAINTAINED SL1 RECOMMND

Dunlap Drive along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94, (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

PLOT PLAN:TRANSMITTED Case #: PP26048

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 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. 6 USE- LAKEVIEW/NUEVO FUNDING

RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

90.TRANS. 7 USE- ANNEX L&LMD/OTHER DIST

RECOMMND

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

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

PLOT PLAN: TRANSMITTED Case #: PP26048

Parcel: 310-230-042

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE- ANNEX L&LMD/OTHER DIST (cont.) RECOMMND
structures.

(5) Street sweeping.

90.TRANS. 8 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. 9 USE- LANDSCAPING COMM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Dunlap Drive. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

90.TRANS. 10 USE- LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Dunlap Drive.

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Parcel: 310-230-042

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 12 USE- IMPLEMENT WQMP RECOMMND

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

90.TRANS. 13 USE-BMP MAINT. AND INSPECTION RECOMMND

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

90.TRANS. 14 USE-BMP MAINT. AND INSPECTION RECOMMND

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

90.TRANS. 15 USE- FACILITY COMPLETION RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26048

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 16 USE- LC LNDS SCP 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. 17 USE-LNSCPE 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. 18 USE-LC COMPLY W/LNDS SCP/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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Riverside County LMS
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Parcel: 310-230-042

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 18

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

DATE: September 15, 2014

TO:

Riv. Co. Transportation Dept. - Desert
Riv. Co. Environmental Health - Desert
Riv. Co. Fire Department - Desert
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Archaeology – H. Thompson
P.D. Landscaping Section-M. Hughes
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
5th District Supervisor
5th District Planning Commissioner

March Air force Reserve Base
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Reg. Qlty. Control Brd. Santa Ana

PUBLIC USE PERMIT NO. 924 – EA42713 Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Permit the use of the site for a 19,494 square foot church, 27,470 square foot school, 10,865 square foot multi-purpose office building, and other required site improvements and amenities on a 12 acre site. – APN: 310-230-042. Related Cases: PP25541

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 9, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Contract Planner, at (951) 955-3025 or email at mcorcoran@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 28, 2014

TO:

Archaeology/Paleontology
Building & Safety, Plan Check
Geology
5th District Supervisor

Biology
Environmental Health
Landscaping
5th District Planning Commissioner

Building & Safety, Grading
Fire
Transportation

PUBLIC USE PERMIT 00924 – Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Permit the use of the site for a 19,494 square foot church, 27,470 square foot school, 10,865 square foot multi-purpose office building, and other required site improvements and amenities on a 12 acre site. – APN: 310-230-042.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled to be reviewed during the LDC meeting on September 25, 2014. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact, Project Planner, Mark Corcoran at (951) 955- 3025 or email at mcorcoran@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: July 13, 2015

TO:
Riv. Co. Transportation Dept.

PUBLIC USE PERMIT NO. 924 – EA42713 Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Permit the use of the site for a 19,494 square foot church, 27,470 square foot school, 10,865 square foot multi-purpose office building, and other required site improvements and amenities on a 12 acre site. – APN: 310-230-042. Related Cases: PP25541

Please review the attached map(s) and/or exhibit(s) for the above-described project.

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, Contract Planner, at **(951) 955-3025** or email at mcorcora@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: September 22, 2014

TO:

Archaeology/Paleontology
Building & Safety, Plan Check
Geology
5th District Supervisor

Biology
Environmental Health
Landscaping
5th District Planning Commissioner

Building & Safety, Grading
Fire
Transportation
Parks and Open Space

PUBLIC USE PERMIT 00924 – Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Permit the use of the site for a 19,494 square foot church, 27,470 square foot school, 10,865 square foot multi-purpose office building, and other required site improvements and amenities on a 12 acre site. – APN: 310-230-042.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled to be reviewed during the LDC meeting on October 9, 2014. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact, Project Planner, Mark Corcoran at (951) 955- 3025 or email at mcorcoran@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
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Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

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

www.rcaluc.org

February 18, 2015

Mr. Mark Corcoran, Contract Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

[VIA HAND DELIVERY]

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1109MA15
Related File No.: PUP00924 (Public Use Permit)
APN: 310-230-042

Dear Mr. Corcoran:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above-referenced proposal for construction of a 19,494 square foot church, 27,470 square foot school, and a 10,865 square foot multi-purpose building including a social hall (three buildings totaling 57,829 square feet) on 12.00 acres (gross) located easterly of Dunlap Drive and southerly of Nuevo Road in the unincorporated community of Nuevo.

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 in this AIA, land use intensity is not restricted, and children's schools are not prohibited or discouraged. The site is located more than five miles from the southerly terminus of the runway.

While the height of the building to top of steeple is 57 feet, 9 inches, the elevation at the top point (projected at 1481.85 feet above mean sea level) will be lower than the elevation of the runway at its southerly terminus (1,488 feet above mean sea level). Therefore, Federal Aviation Administration Obstruction Evaluation review for height/elevation reasons will not be required.

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:

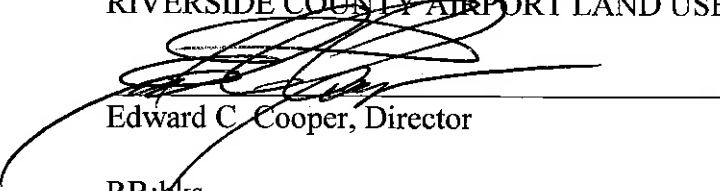
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations 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, including but not limited to, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, incinerators, and fly ash disposal.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.
 4. Any new detention or retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

RB:bks

Attachments: Notice of Airport in Vicinity

cc: William McKeever, W.J. McKeever Inc. (representative)
David Meier, Diocese of San Bernardino (applicant)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1109MA15\ZAP1109MA15.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

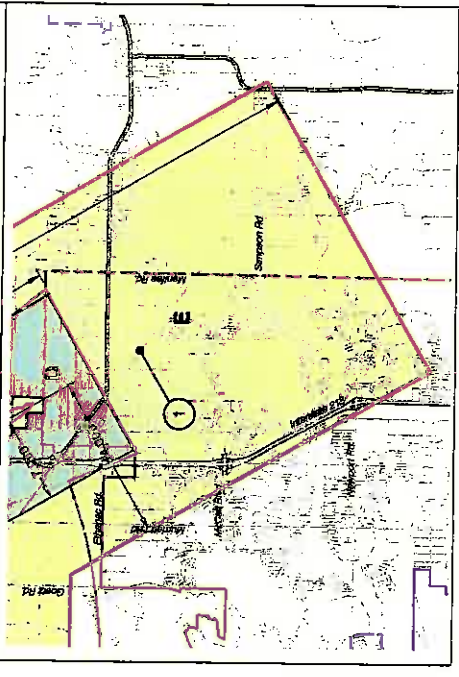
- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Outer Horizontal Surface Limits
 FAR Part 77 Notification Area
- Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- Point at which departing aircraft typically reach 3,000 feet above runway end.

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)

- 1 March JPA: March Business Center/Meridian
- 2 Parris: Harvest Landing
- 3 Parris: Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

INSET



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

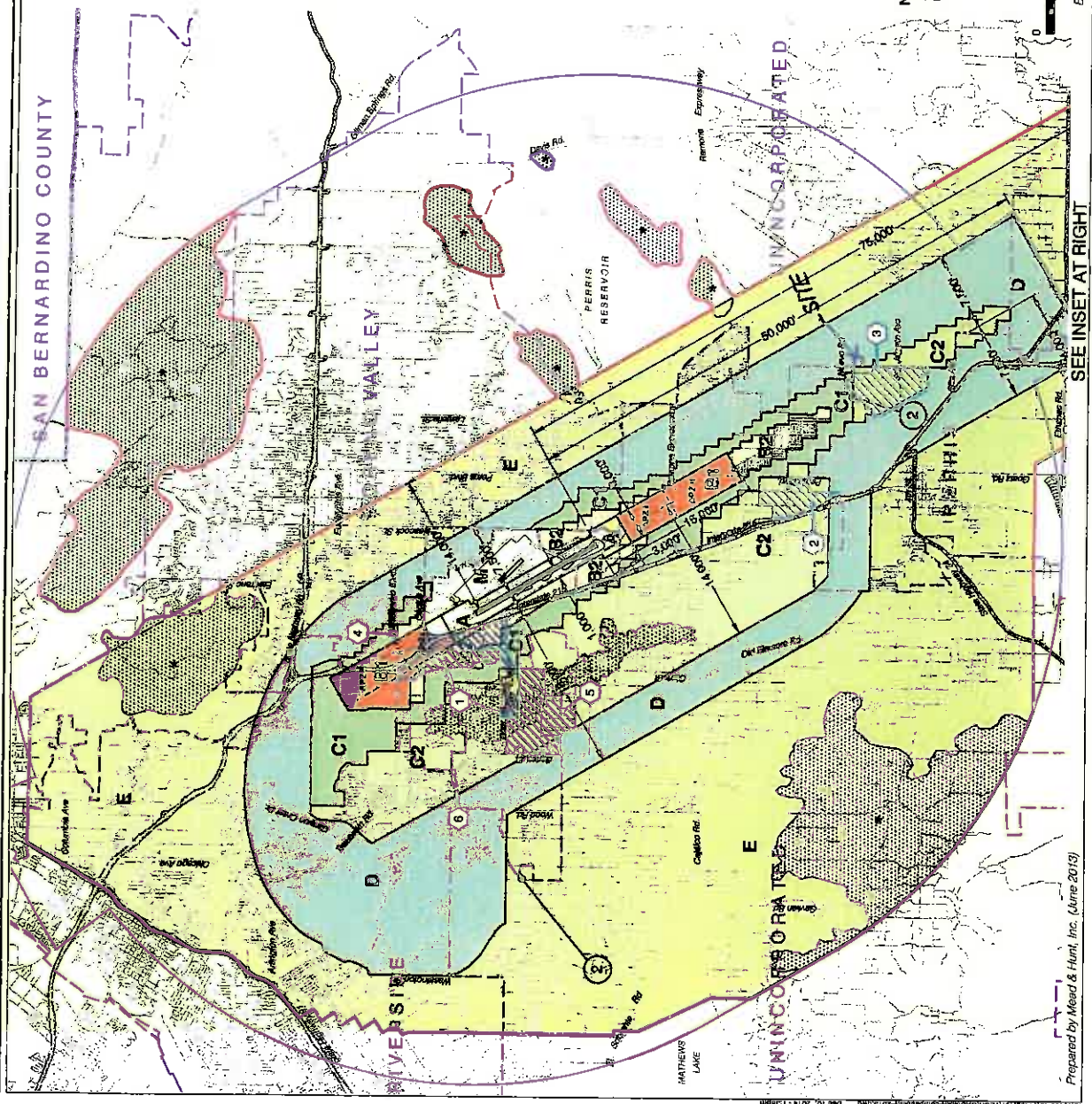
Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

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

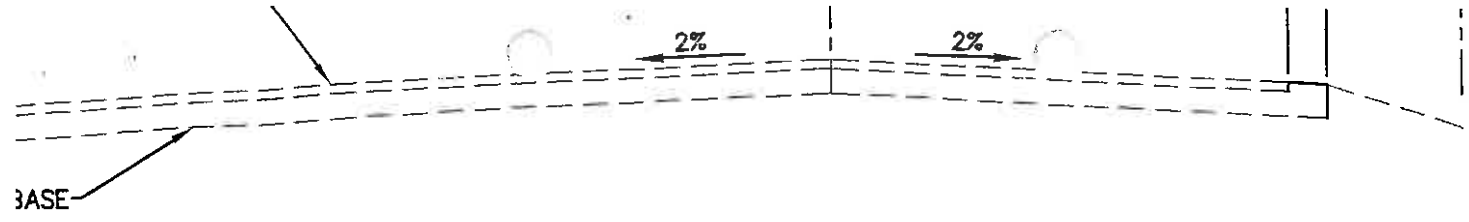


Base map source: County of Riverside 2013



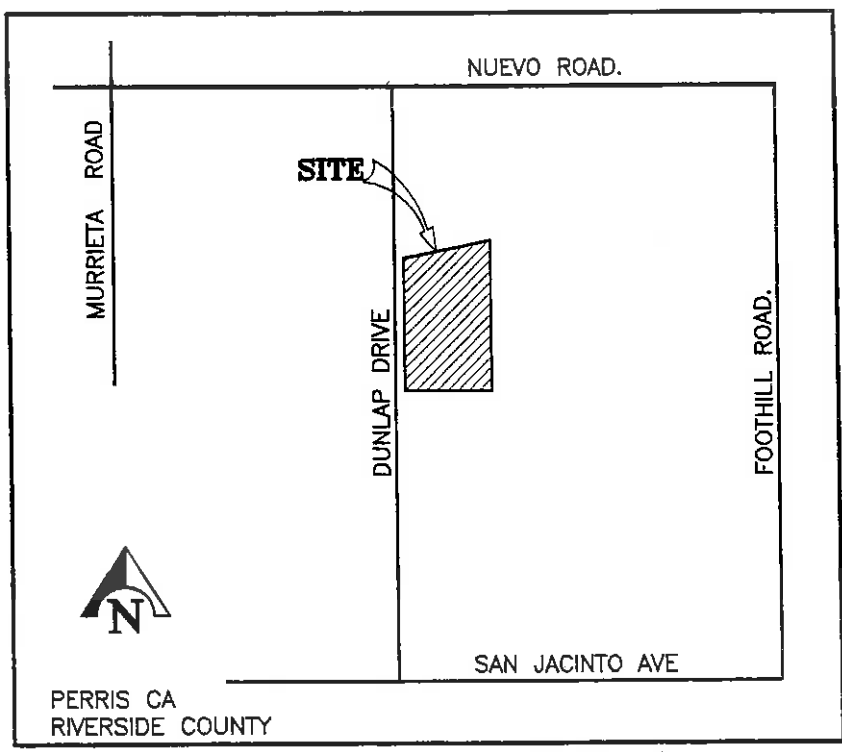
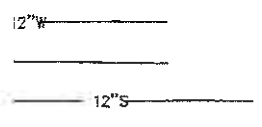
SEE INSET AT RIGHT

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



SECTION D-D

SCALE:
 HORZ: 1"=5'
 VERT: 1"=2'



VICINITY MAP
 N.T.S.

CHARLES BROWN ARCHITECT
951-685-6222 / cbrown@brownarchitect.com
409 ALMOND ST. STE 201, RIVERSIDE CA 92501

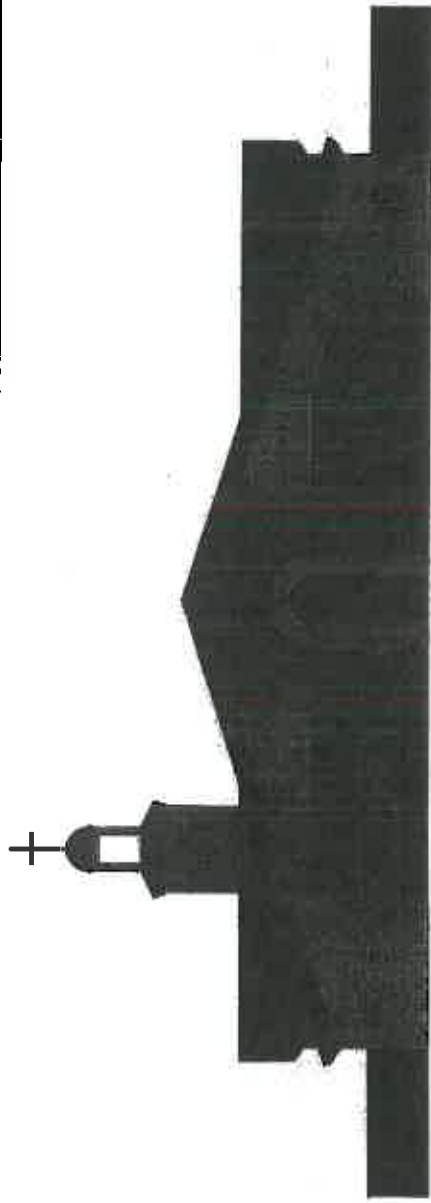


ST. JAMES

ELEVATIONS

A-3
DRAWING

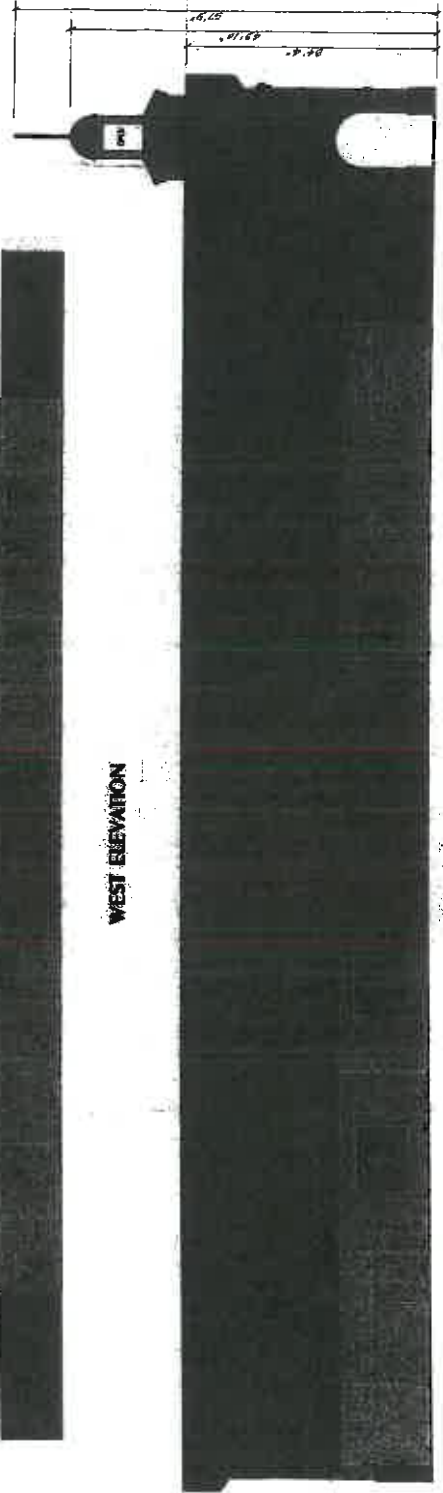
JUL 14 2014



EAST ELEVATION



WEST ELEVATION



NORTH & SOUTH ELEVATION



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

August 17, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searcc, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PUP 00924

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 July 14, 2015 and received in our office July 21, 2015.

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 PUP 00924
August 17, 2015
Page 2

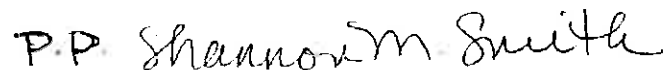
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area 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.

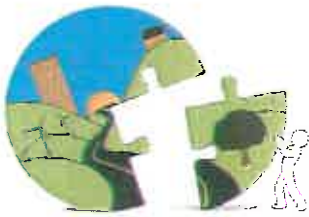
The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

Note: this letter was not sent because we received a conclusion letter from Pechanga prior to mailing

RE: AB 52 Consultation Conclusion Letter for Public Use Permit No. 924

Dear Ms. Hoover,

An AB 52 notification for PUP00924, also known as the Saint James Church (“Project”), was sent to you on July 24, 2015. On August 24, 2015, the Riverside County Planning Department (“Planning”) received your request dated August 17, 2015 on behalf of Pechanga Band of Luiseno Indians for AB 52 consultation on the Project.

On September 02, 2015 the Planning Department provided the following project information to you: PDA04919; “Phase I Cultural resource Assessment report for the St. James Church Project Public Use Permit No. 00924, Riverside County, California”, prepared by Brian F. Smith and Associates and dated May 19, 2015. On October 21, 2015 at a meeting between Pechanga and Riverside County, this project was discussed. At this meeting Pechanga requested monitoring because the area could potentially be part of a larger village site. This request was noted in the file for this project. An email was received by Planning from Pechanga on January 07, 2016 asking about the status of the project. Planning replied on January 11, 2016 and explained in this email that the property had been surveyed twice, once in 1990 and more recently in 2015 and each resulted in negative findings, that no monitoring was recommended by the consultant and that at this time Planning was not conditioning the project for monitoring of grading activities.

Pechanga again contacted Planning on May 4, 2016 asking about the status of this project. On May 10, 2016 Planning sent an email to Pechanga informing the tribe that the project was still in DRT status. This same email also informed Pechanga that the 10-acres project was very disturbed reiterated that the property had been the focus of two separate surveys both with negative findings. Further, that there were no bedrock outcrops on the property, or drainages and that the cultural report did not recommend any further studies including monitoring. Planning also informed Pechanga that a condition of approval would

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

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

be entered for Human remains and unanticipated resources as is a standard condition of approval used on nearly every project.

At this time, however, Planning has not received any further communication or information from you regarding this project. However, due to additional information Planning has determined that there is a potential for unidentified subsurface cultural resources to present within the project. As such, a Cultural Resources Mitigation and Monitoring Program will be required to mitigate any impacts to as yet unidentified cultural resources that may be discovered during ground disturbing activities associated with this project.

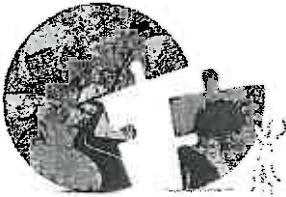
Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on PUP00924 and considers AB 52 consultation concluded as of this letter's date. Planning will notify Pechanga when the Project is released for the public review period and has included as an attachment a copy of the cultural conditions of approval for this project.

Sincerely,

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV

Attachments:



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006579

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: Church, Social Hall, School

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: puP00924 DATE SUBMITTED: 6-30-14

APPLICATION INFORMATION

Applicant's Name: Diocese of San Bernardino E-Mail: dmeier@sbdioocese.org

Mailing Address: 1201 E. Highland Avenue
San Bernardino, CA 92404
City State ZIP

Daytime Phone No: (909) 475-5052 Fax No: ()

Engineer/Representative's Name: W.J. McKeever Inc. E-Mail: office@wjmckeeverinc.com
Bill McKeever

Mailing Address: 900 E. Washington St., Ste. 208
Colton, CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: Diocese of S.B. E-Mail: same as Applicant

Mailing Address: same as applicant
Street
City State ZIP

Daytime Phone No: () Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE 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.

Very Rev Msgr. Gerard M. Lopez 
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.

Very Rev Msgr. Gerard M. Lopez 
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): 310-230-042

Section: 27 Township: 4S Range: 3W

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 11.53 Acres

General location (nearby or cross streets): North of --, South of 700' +/- of Nuevo Rd, East of Dunlap Drive, West of --

Thomas Brothers map, edition year, page number, and coordinates: 2007, 808 - B1/C1

Project Description: (describe the proposed project in detail)

Project consists of a 1,600 seat church, multi-use building with offices, classrooms & social hall and a school. All required parking and outdoor recreation areas.

Related cases filed in conjunction with this application:

None

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

If yes, provide Case No(s). LLA 3659 (Parcel Map, Zone Change, etc.)

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

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: Geological

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) Sewer to be extended from Nuevo Rd to site

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: 12,000 C.Y.

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 12,000 C.Y.

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

Import _____ Export _____ Neither _____

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

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) NA 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.atias.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:

Address:

Phone number:

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

Local Agency: County of Riverside

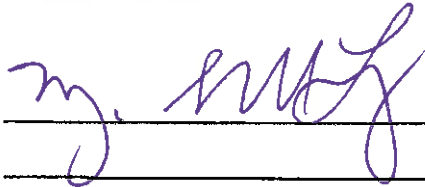
Assessor's Book Page, and Parcel Number:

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

Regulatory Identification number:

Date of list:

Applicant (1)



Date

6-25-14

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

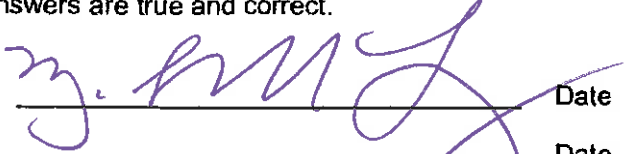
APPLICATION FOR LAND USE PROJECT

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

Yes No

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

Owner/Authorized Agent (1)



Date

Owner/Authorized Agent (2)

Date

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	St. James Church	
Project Location:	East side of Dunlap Dr, South of Nuevo Rd	
Project Description:	Church, Hall, School, Parking, Rec. Fields	
Applicant Contact Information:	W.J. McKeever Inc. Bill McKeever (909) 825-8048 office@wjmckeeverinc.com	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" 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 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
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 and source control (BMPs) imposed through Conditions of Approval or permit conditions.		



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



*Juan C. Perez, P.E., T.E.
Director of Transportation*

Transportation Department

Survey Division

Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County", and Diocese of San Bernardino hereafter "Applicant" and Diocese of San Bernardino "Property Owner".

Applicant name/firm and Property Owner name/firm must match on page 2, Section 4, item 1. for Property Owner, and item 2. for Applicant.

PROPERTY / PROJECT INFORMATION	Date: 6-30-14
PARENT CASE # (Fast Track, TR, PM, PP, CUP, PUP, MS):	PROJECT NAME: St. James Church
DESCRIPTION (Map & Phase # / No. of Lots): Church, Hall, School, Parking, Rec. Fields	
LOCATION (Address and Cross Street Name(s)): E. side of Dunlap Dr, S of Nuevo Rd.	APN(s): 310-230-042

Please designate who to contact to discuss the project. Applicant Engineer Property Owner

ENGINEERING FIRM (NAME AS IT APPEARS ON YOUR LETTERHEAD) W.J. McKeever Inc.	
ADDRESS 900 E. Washington St., Ste. 208	
CITY / STATE / ZIP CODE Colton, CA 92324	
PHONE: (909) 825-8048	CONTACT PERSON: (Last Name, First) Bill McKeever
FAX: (909) 825-8639	E-MAIL ADDRESS: office@wjmckeeverinc.com

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for traffic studies, Transportation plan check reviews, inspections or permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional deposits, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors and actual time spent on the case. The Applicant and Property Owner are responsible for any supplemental deposits necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County, may result in the stoppage of work.

- B. Within 15 days of the service by mail of the County's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County to replenish the deposit. Please note that the processing of the application, study, plan, inspection or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County is reimbursed for all costs related to this study, plan, inspection or permit. The County is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for traffic study review, plan check or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said Property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County. The County will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation Department, Survey Division, 4080 Lemon Street, 8th Floor, Riverside, CA 92501, (951) 955-6700, if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY OWNER INFORMATION:

Property Owner Name (Firm name or individual): Diocese of San Bernardino Phone No. (909) 475-5052
(As appears on Assessor rolls.) (Property Owner Name must match page 1.)

If Firm Name, list contact person: David Meier Email: dmeier@sbdiocese.org

Address: 1201 E Highland Ave, Fax No.: _____
San Bernardino, CA 92404

2. APPLICANT INFORMATION:

Applicant Name: Same as above Phone No.: _____
(Applicant Name must match page 1.)

Firm Name: _____ Email: _____

Address (if different from property owner) Fax No.: _____

3. SIGNATURES:

Signature of Applicant: [Signature] Date: 6-30-14

Print Name and Title: David Meier, Director of Office of Construction

Signature of Property Owner: [Signature] Date: 6-30-14

Print Name and Title: Very Rev. Msgr. Gerard M. Lopez

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and The Roman Catholic Bishop of San Bernardino, a California Corporate Sole (“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 310-230-042 (“PROPERTY”); and,

WHEREAS, on July 16, 2014, PROPERTY OWNER filed an application for Public Use Permit No. 924 (“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

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: 8/29/16

PROPERTY OWNER:
The Roman Catholic Bishop of San Bernardino, a California Corporate Sole

By: Gerald R. Barnes
Gerald R. Barnes
Its Incumbent Bishop

Dated: 5-10-16

FORM APPROVED COUNTY COUNSEL
BY: Michelle Clack 5/23/16
MICHELLE CLACK DATE

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 SAN BERNARDINO

On May 10, 2016, before me, Martha Jimenez, Notary Public, personally appeared Most Rev. Gerald R. Barnes, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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: *Martha Jimenez*



(This area for Official Notary Seal)

***** OPTIONAL *****

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Indemnification Agreement for St. James in Perris

Document Date: May 10, 2016 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Most Rev. Gerald R. Barnes

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

Signer is Representing: _____



Signer's Name: n/a

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

Signer is Representing: _____



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

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

PLOT PLAN NO. 26048 – Applicant/Owner: Diocese of San Bernardino – Engineer Representative: Bill McKeever of W.J. McKeever – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan – General Plan: Medium Density Residential (MDR) and Commercial Retail (CR) – Location: Southerly of Nuevo Road, westerly of Foothill Drive, northerly of San Jacinto Avenue, and easterly of Dunlap Drive – Zoning: Light Agriculture, 20 acre minimum lot size (A-1-20) and Rural Residential (R-R) – **REQUEST:** Plot Plan No. 26048 proposes an approximately 19,494 sq. ft. church, an 27,470 sq. ft. private school to serve kindergarten through eighth grade students, and a 10,865 sq. ft. multipurpose building which will hold church dinners, fundraising events, and wedding and baptismal receptions. The events will take place solely within the interior of the multipurpose building and the events will include participation from the parish. The project will be developed in three (3) separate phases over a period of fifteen (15) years and will be located on approximately twelve (12) acres.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
SEPTEMBER 12, 2016
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Peter Lange, at 951-955-1417 or email plange@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 8/4/2016.

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

APN (s) or case numbers PP26048 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

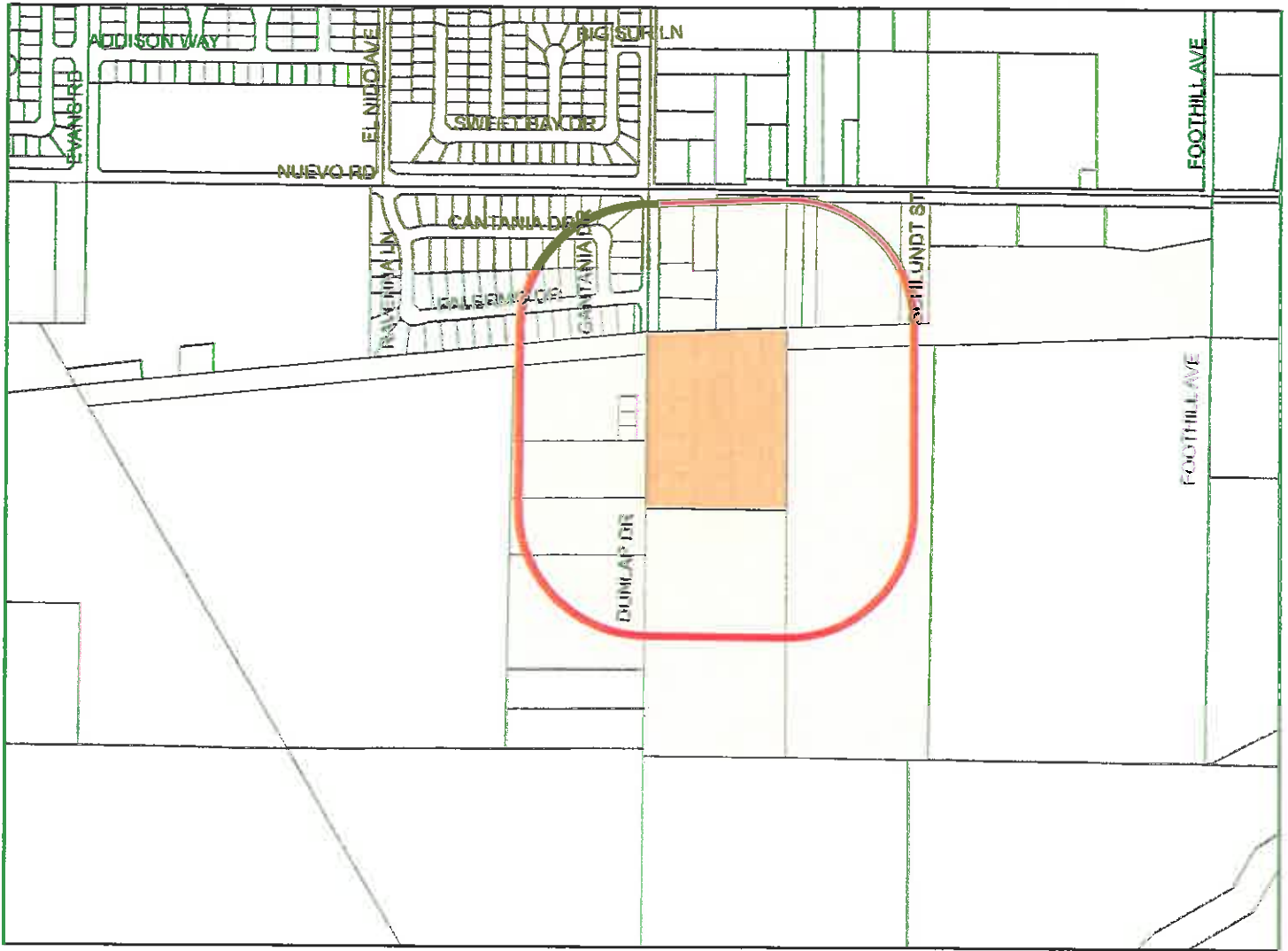
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP26048 (600 feet buffer)



Selected Parcels

310-270-008	310-180-043	310-282-008	310-280-014	310-282-010	310-281-002	310-270-004	310-230-043	310-281-022	310-281-003
310-270-001	310-180-024	310-180-029	310-180-030	310-180-031	310-180-032	310-270-002	310-281-008	310-270-003	310-270-006
310-282-013	310-280-015	310-270-010	310-281-007	310-282-009	310-282-012	310-281-001	310-180-044	310-280-013	310-230-007
310-270-014	310-281-005	310-180-020	310-270-007	310-282-014	310-280-011	310-282-015	310-230-042	310-280-016	310-270-009
310-282-016	310-280-017	310-280-012	310-281-004	310-281-006	310-282-011				



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: 310180020, APN: 310180020
PARKWEST PERRIS ASSOC
C/O HACKMAN CAPITAL PARTNERS
11111 SANTA MONICA NO 750
LOS ANGELES CA 90025

ASMT: 310270001, APN: 310270001
ADRIENNE WALKER, ETAL
25840 LA BARCA RD
MORENO VALLEY CA 92551

ASMT: 310180024, APN: 310180024
FAMILY L PLASTERING LATHING SPECIALIST I
20640 EUREKA ST
PERRIS CA 92571

ASMT: 310270002, APN: 310270002
LEON PETLACALCO, ETAL
27041 NUEVO RD
PERRIS, CA. 92571

ASMT: 310180032, APN: 310180032
FIRST REGIONAL BANK CUSTODIAN
C/O HENSEL FINANCIAL INC
P O BOX 1742
CARLSBAD CA 92018

ASMT: 310270003, APN: 310270003
ROSALVA LUPERCIO, ETAL
22088 DUNLAP DR
PERRIS CA 92571

ASMT: 310180043, APN: 310180043
LINDA NEELY, ETAL
1175 DUNLAP DR
PERRIS, CA. 92571

ASMT: 310270004, APN: 310270004
LAURA MONTES, ETAL
22102 DUNLAP DR
NUEVO, CA. 92567

ASMT: 310180044, APN: 310180044
JUANA VALENCIA, ETAL
1125 DUNLAP DR
PERRIS, CA. 92571

ASMT: 310270006, APN: 310270006
HANNELORE BAGRATUNY, ETAL
1944 SHADED WOOD RD
DIAMOND BAR CA 91765

ASMT: 310230042, APN: 310230042
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

ASMT: 310270007, APN: 310270007
RAMONA MEDINA
27019 NUEVO RD
PERRIS, CA. 92571

ASMT: 310230043, APN: 310230043
C B AGEWOOD
P O BOX 93723
CITY OF INDUSTRY CA 91715

ASMT: 310270008, APN: 310270008
MARGARET EPPERSON, ETAL
P O BOX 15
LOMA LINDA CA 92354



ASMT: 310270009, APN: 310270009
MARIA MANZANARES, ETAL
27223 NUEVO RD
PERRIS, CA. 92571

ASMT: 310280015, APN: 310280015
STAYESI MCLEAN, ETAL
1579 CANTANIA DR
PERRIS CA 92571

ASMT: 310270010, APN: 310270010
CECILIA FLORES, ETAL
27255 NUEVO RD
PERRIS, CA. 92571

ASMT: 310280016, APN: 310280016
PHYRUM CHEA, ETAL
1567 CANTANIA DR
PERRIS, CA. 92571

ASMT: 310270014, APN: 310270014
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

ASMT: 310281001, APN: 310281001
MARTIN SALINAS
1577 PALERMO DR
PERRIS, CA. 92571

ASMT: 310280011, APN: 310280011
ANGELICA BARAJAS, ETAL
1538 CANTANIA DR
PERRIS, CA. 92571

ASMT: 310281002, APN: 310281002
SUDHA SHARMA, ETAL
1565 PALERMO DR
PERRIS, CA. 92571

ASMT: 310280012, APN: 310280012
SOCORRO ARELLANO
1550 CANTANIA DR
PERRIS, CA. 92571

ASMT: 310281003, APN: 310281003
CRUZ VILLA
1553 PALERMO DR
PERRIS, CA. 92571

ASMT: 310280013, APN: 310280013
RAUL PEREZ, ETAL
C/O MR PEREZ
1562 CANTANIA DR
PERRIS, CA. 92570

ASMT: 310281004, APN: 310281004
EMMA GARCIA, ETAL
1541 PALERMO DR
PERRIS, CA. 92571

ASMT: 310280014, APN: 310280014
DEANN MITCHELL, ETAL
1591 CANTANIA DR
PERRIS, CA. 92571

ASMT: 310281005, APN: 310281005
PABLO PUENTE
1529 PALERMO DR
PERRIS, CA. 92571

ASMT: 310281006, APN: 310281006
LIZBETH VU, ETAL
1517 PALERMO DR
PERRIS, CA. 92571

ASMT: 310282011, APN: 310282011
ELREEN USHER, ETAL
1547 CANTANIA DR
PERRIS CA 92570

ASMT: 310281007, APN: 310281007
JUAN TRUJILLO
1505 PALERMO DR
PERRIS, CA. 92571

ASMT: 310282012, APN: 310282012
MANDEEP SANDHU
1544 PALERMO DR
PERRIS, CA. 92571

ASMT: 310281008, APN: 310281008
ARLEEN JAKIC, ETAL
1493 PALERMO DR
PERRIS, CA. 92571

ASMT: 310282013, APN: 310282013
HAO CHEN
1532 PALERMO DR
PERRIS, CA. 92571

ASMT: 310281022, APN: 310281022
CITY OF PERRIS
101 NORTH D ST
PERRIS CA 92507

ASMT: 310282014, APN: 310282014
DIANE SEGOVIA, ETAL
1520 PALERMO DR
PERRIS, CA. 92571

ASMT: 310282008, APN: 310282008
JOSE ACERO, ETAL
1511 CANTANIA DR
PERRIS CA 92571

ASMT: 310282015, APN: 310282015
MONICA ORTIZ, ETAL
1508 PALERMO DR
PERRIS, CA. 92571

ASMT: 310282009, APN: 310282009
LORENZO OROZCO
1523 CANTANIA DR
PERRIS, CA. 92571

ASMT: 310282016, APN: 310282016
SIU LAU, ETAL
3059 JACKSON AVE
ROSEMEAD CA 91770

ASMT: 310282010, APN: 310282010
ANDRES LARA
1535 CANTANIA DR
PERRIS, CA. 92571



6/8/2016 11:43:30 AM

Diocese of San Bernardino
1201 E. Highland Avenue
San Bernardino CA 92404

Bill McKeever, Inc.
900 E. Washington Street, Suite 208
Colton, CA 92324

6/9/2016 8:40:03 AM

Riverside Transit Agency
1825 3rd Street
Riverside CA 92507

City of Perris
Attention: Planning Department
101 N D Street
Perris, CA 92570

Waste Resources Management,
Riverside County
Mail Stop 5950

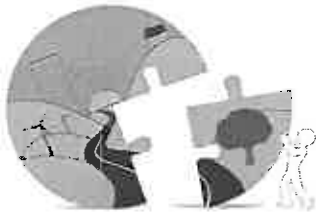
Santa Ana Regional Water Quality
Control Board
3737 Main Street Suite 500
Riverside, CA 92501

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

Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

South Coast Air Quality Management
District
21865 Copley Drive
Diamond Bar, CA 91765

Pechanga Band of Luiseno Indians
12705 Pechanga Road
Temecula, CA 92593



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP 26048

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Peter Lange Title: Project Planner Date: 8/4/2016

Applicant/Project Sponsor: Diocese of San Bernardino Date Submitted: 6/16/2016

ADOPTED BY: Planning Director

Person Verifying Adoption: Ken Baez, Principal Planner Date: 8/4/2016

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

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

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42713 ZCFG 6100

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1407437

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: DIOCESE OF SAN BERNARDINO \$50.00
paid by: CK 97852
paid towards: CFG06100 CALIF FISH & GAME: DOC FEE
EA42713
at parcel #:
appl type: CFG3

By _____ Jul 16, 2014 10:19
MGARDNER posting date Jul 16, 2014

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

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

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1606731

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: DIOCESE OF SAN BERNARDINO \$2,210.25
paid by: AE 226000
paid towards: CFG06100 CALIF FISH & GAME: DOC FEE
EA42713
at parcel #:
appl type: CFG3

By _____ Jun 09, 2016 14:08
MGARDNER posting date Jun 09, 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

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Desiree Bowie
Director's Hearing: September 12, 2016

PLOT PLAN NO. 25255
Environmental Assessment No. 42562
Applicant: AT&T
Engineer/Representative: Coastal Business Group



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), two (2) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 ft wide access road from El Sobrante Road.

The project is located southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, more specifically 12725 El Sobrante Road, within the Lake Mathews/Woodcrest Area Plan.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤0.60 Floor Area Ratio) |
| 2. Surrounding General Plan Land Use: | Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation, and Community Development: Commercial Retail (CD:CR) to the north, Open Space: Water) south, Community Development: Public Facilities to the east and west. |
| 3. Existing Zoning: | Watercourse, Watershed and Conservation Area (W-1) |
| 4. Surrounding Zoning: | Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, |

- Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west.
5. Existing Land Use: Metropolitan Water District Facility and an existing wireless telecommunication facility.
6. Surrounding Land Use: Single family residences to the north, vacant to the east, Lake Mathews to the south, MWD Facility and poultry farm to the west.
7. Project Data: Total Acreage: 152.8 acres.
Lease Area: 840 sq. ft.
8. Environmental Concerns: See Attached Environmental Assessment

RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42562**, 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. 25255**, 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 Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio) on the Lake Mathews/Woodcrest Area Plan which applies to bodies of water and natural drainage corridors and allows for the construction of public/quasi-public uses such as landfills, airports, utilities and other civic uses, respectively.
2. The Public Facilities & Service Provision policy requires that all developments, including developments within the Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio), have available public facilities and services such as roads, utilities, public safety and schools. The proposed wireless communication facility will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby residences, commercial uses, and the traveling public in the area.
3. The project site is surrounded by properties which are designated Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation, and Community Development: Commercial Retail (CD:CR) to the north, Open Space: Water) south, Community Development: Public Facilities to the east and west.
4. The zoning for the subject site is Watercourse, Watershed and Conservation Area (W-1).

5. The proposed use, a wireless communication facility disguised as a 70 foot high palm tree, is a permitted use in the W-1 zone subject to approval of a plot plan according to the provisions of Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
6. According to Section 19.404.A. of Ordinance No. 348, the W-1 zone is classified as a non-residential zone classification. The proposed project, as designed and conditioned, does not exceed the maximum allowable height of 70 feet for disguised wireless communication facilities in non-residential zone classifications. Additionally, the facility is set back approximately 195 feet from nearest residential property line, exceeding the 140 foot setback requirement (200% of the facility height) from habitable dwellings. The 70 foot setback requirement (100% of the facility height) from residential property lines. The project, as designed and conditioned, complies with the development standards for Area Disturbance, Fencing and Walls, Landscaping, Noise, Parking, Power and Communications Lines, as well as Support Facilities and Treatment. Therefore, it can be determined that the project is consistent with the development standards set forth in Ordinance No. 348, Article XIXg (Wireless Communication Facilities).
7. The project site is surrounded by properties which are zoned Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. In accordance with AB52, notices were mailed to Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, Agua Caliente Band of Cahuilla Indians, and Pechanga Band of Luiseno Indians on July 13, 2015. However, upon preparation of this report, no consultation requests were received from any of the tribes.
10. City of Riverside was sent a transmittal letter and exhibit in December 2012. No comments were provided.
11. Environmental Assessment No. 42562 identified the following potentially significant impacts:
 - a. Biological Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<.60 Floor Area Ratio) Land Use Designations, the Infrastructure, Public Facilities & Service Provision Policy, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with Article XIXg of Ordinance No. 348 (Wireless Communication Facilities), 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 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 Fault Zone;
 - b. A Flood Zone;
 - c. A County Service Area; or,
 - d. An Airport influence Area.
 - e. An area susceptible for subsidence
3. The project site is located within:
 - a. A High Fire area;
 - b. An area of Flooding Sensitivity;
 - c. The Stephens Kangaroo Rat Fee Area;
 - d. City of Riverside City Sphere of Influence;
 - e. The Boundaries of the Riverside Unified School District; and,
 - f. An area with low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 285-020-005.

DA:da

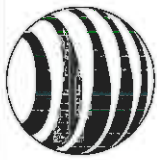
Y:\Planning Case Files-Riverside office\PP25255\DH-PC-BOS Hearings\DH-PC\DRAFT Staff Report.PP25255.docx

Date Prepared: 7/26/16

Date Revised: 07/26/16



Digitally signed by
jkocome@bechtel
.com
DN:
cn=jkocome@bechtel.com
Date: 2014.10.02
15:44:53 -07'00'



AT&T MOBILITY

SITE NAME: LAKE MATHEWS MWD
SITE NUMBER: RS0045C
PLOT PLAN No. 25255

A/E DOCUMENT REVIEW STATUS

Status Code	Comments	Date
1	Accepted - With minor or no comments, construction may proceed	
2	Not Accepted - Please resolve comments and resubmit	

Acceptance does not constitute approval of design details, calculations, analysis, test methods or materials developed or selected by the subcontractor and does not relieve subcontractor from full compliance obligations.

Reviewed	ENG	CONST	Date

DRAWING INDEX

REV.	DESCRIPTION
7	TITLE SHEET
1	TOPOGRAPHIC SURVEY
7	SITE PLAN
7	ENLARGED SITE PLAN, ANTENNA LAYOUT
7	ELEVATIONS
7	ELEVATIONS
0	IRRIGATION PLAN
0	PLANTING PLAN

CASE: PP25255
EXHIBIT: A (SHEETS 1-8)
DATE: 2/23/15
PLANNER: D. Bowie

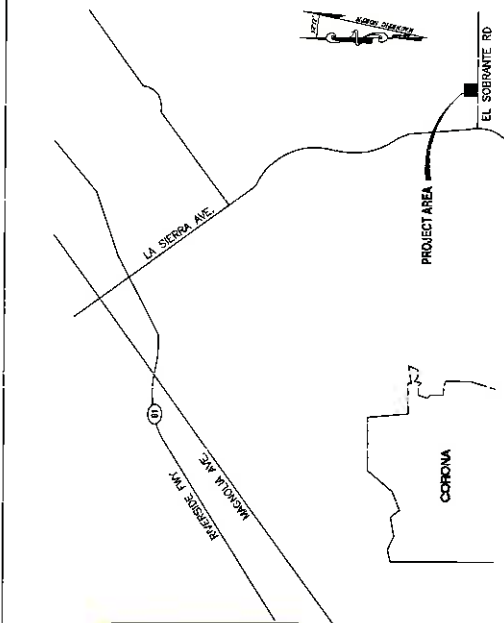
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERMANENT AND INSTALLED IN ACCORDANCE WITH CALIFORNIA REGULATIONS FOR EXPOSED AS REQUIRED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THE LOCAL CODES.
2013 CALIFORNIA BUILDING CODE (T13 CBC)
2013 CALIFORNIA PLUMBING CODE (T13 CPC)
2013 CALIFORNIA ELECTRICAL CODE (T13 DEC)
2013 CALIFORNIA FIRE CODE (T13 FRC)

DIRECTIONS

FROM THE AT&T OFFICE 12600 PARK PLAZA DRIVE CERRITOS CA
TAKE RAMP INTO CL-91 E. TAKE THE LA SIERRA AVE. EXIT, TURN RIGHT ONTO LA SIERRA AVE. TURN LEFT ONTO EL SOBRANTE RD.
ARRIVE AT 12670 EL SOBRANTE RD.

VICINITY MAP



PROJECT INFORMATION

SCOPE OF WORK: RELOCATION & INSTALLATION OF (E) CA APPROVED MODULAR EQUIPMENT SHELTER AND (E) 70'-0" TALL MONOPALM ON NEW PERMANENT FOUNDATION. (N) CHD WALL COMPOUND, RECOATED MONOPALM POLE SUPPORTS, (N) CHD WALL COMPOUND, RECOATED MONOPALM POLE SUPPORTS, POWER AND TELCO EXTENDED FROM (E) TEMPORARY FACILITY.

SITE ADDRESS: 12725 EL SOBRANTE RD
RIVERSIDE, CA 92503

PROPERTY OWNER: METROPOLITAN WATER DISTRICT
REAL PROPERTY AND MANAGEMENT GROUP
P.O. BOX 54153, LOS ANGELES, CA 90054
(951) 710-5570

CONTACT: AT&T WIRELESS
12800 PARK PLAZA DRIVE
CERRITOS, CA 90703

APPLICANT: AT&T WIRELESS
12800 PARK PLAZA DRIVE
CERRITOS, CA 90703

COORDINATES: LAT: 33° 51' 28.41" (NAD 1983)
LONGITUDE: 117° 26' 25.27" (NAD 1983)

GROUND ELEV: 1303' (NAD83)

JURISDICTION: RIVERSIDE COUNTY

A.P.N.: ~~285-020-005~~ 285-020-005

CURRENT USE: UNMANNED TELECOM FACILITY

PROPOSED USE: UNMANNED TELECOM FACILITY

TOTAL LEASE AREA: 7,000 S.F.

SITE QUALIFICATION PARTICIPANTS

A/E	CONTACT	PHONE
DAN CONNELL	CORNELL DESIGN GROUP, L.L.C.	(949) 753-8887
JORDON DEBIASE	CBG	(949) 336-1550
SHARHEEL MEMON	AT&T MOBILITY	(562) 547-4687
CHRIS VOSS	CBG	(949) 336-1550
LANDLORD CONTACT:	METROPOLITAN WATER DISTRICT	(951) 710-5570
CONSTRUCTION	RON WANDERWAL	(714) 343-0937



LAKE MATHEWS MWD
RS0045C
12725 EL SOBRANTE RD,
RIVERSIDE, CA 92503



AT&T MOBILITY
1800 PARK PLAZA DRIVE
CERRITOS, CA 90703

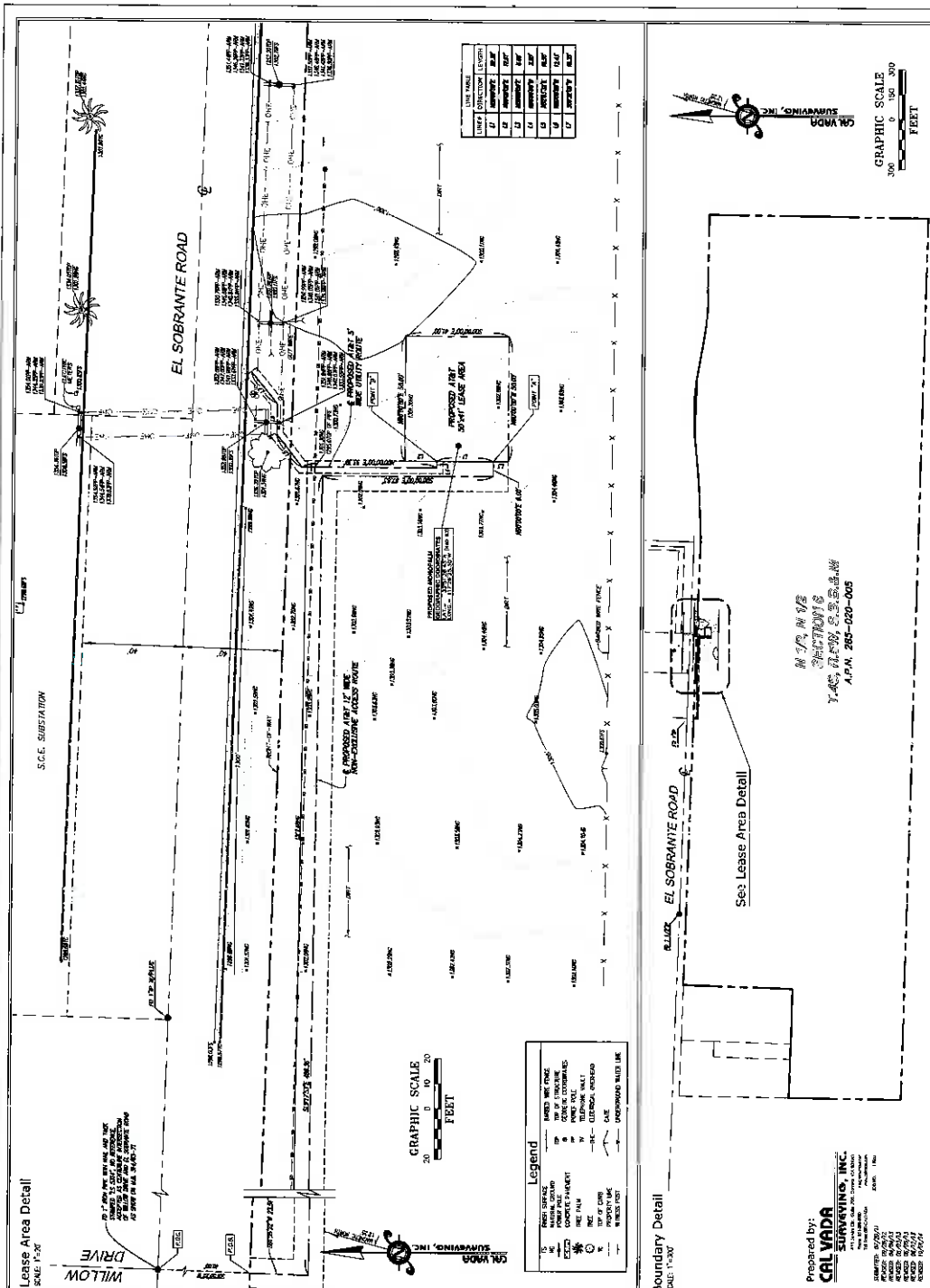
PLOT PLAN 25255
TITLE SHEET

DATE	BY	CHK	APP	NO.	REVISIONS
7/19/2014	ISSUED FOR ZONING	SA	DC	7	

DATE	BY	CHK	APP	NO.	REVISIONS
25735-615-44					

PROJECT NO. RS0045C
SHEET NO. 7

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TOPOGRAPHIC SURVEY

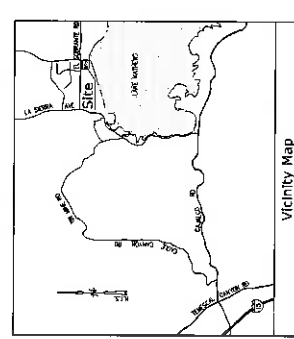
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REV	2	02/03/14	REVISED	SA	DC
REV	3	02/03/14	REVISED	SA	DC
REV	4	02/03/14	REVISED	SA	DC
REV	5	02/03/14	REVISED	SA	DC
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REV	50	02/03/14	REVISED	SA	DC

at&t
AT&T MOBILITY
 18700 EL SOBRANTE RD
 RIVERSIDE, CA 92503

LAKE MATTHEWS MWD
RS0045C
 12725 EL SOBRANTE RD
 RIVERSIDE, CA 92503

EDG
GONNELL DESIGN GROUP, LLC
 1445 MAIN ST., SUITE 200
 RIVERSIDE, CA 92503
 (951) 514-1111

Prepared by:
CALVALDA SURVIVING, INC.
 1117 W. 25th St.
 San Bernardino, CA 92410
 (909) 399-4242
 (909) 399-4243
 (909) 399-4244
 (909) 399-4245
 (909) 399-4246
 (909) 399-4247
 (909) 399-4248
 (909) 399-4249
 (909) 399-4250



Title Report
 THIS SURVEY WAS COMPLETED IN PART BY THE SURVEYOR OF A FIELD REPORT.
Legal Description
 THE PROPERTY DESCRIBED IN THIS REPORT IS THE PROPERTY OF THE CITY OF RIVERSIDE, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
Assessor's Parcel No.
 26-03-00-00
Easements
 NONE KNOWN.

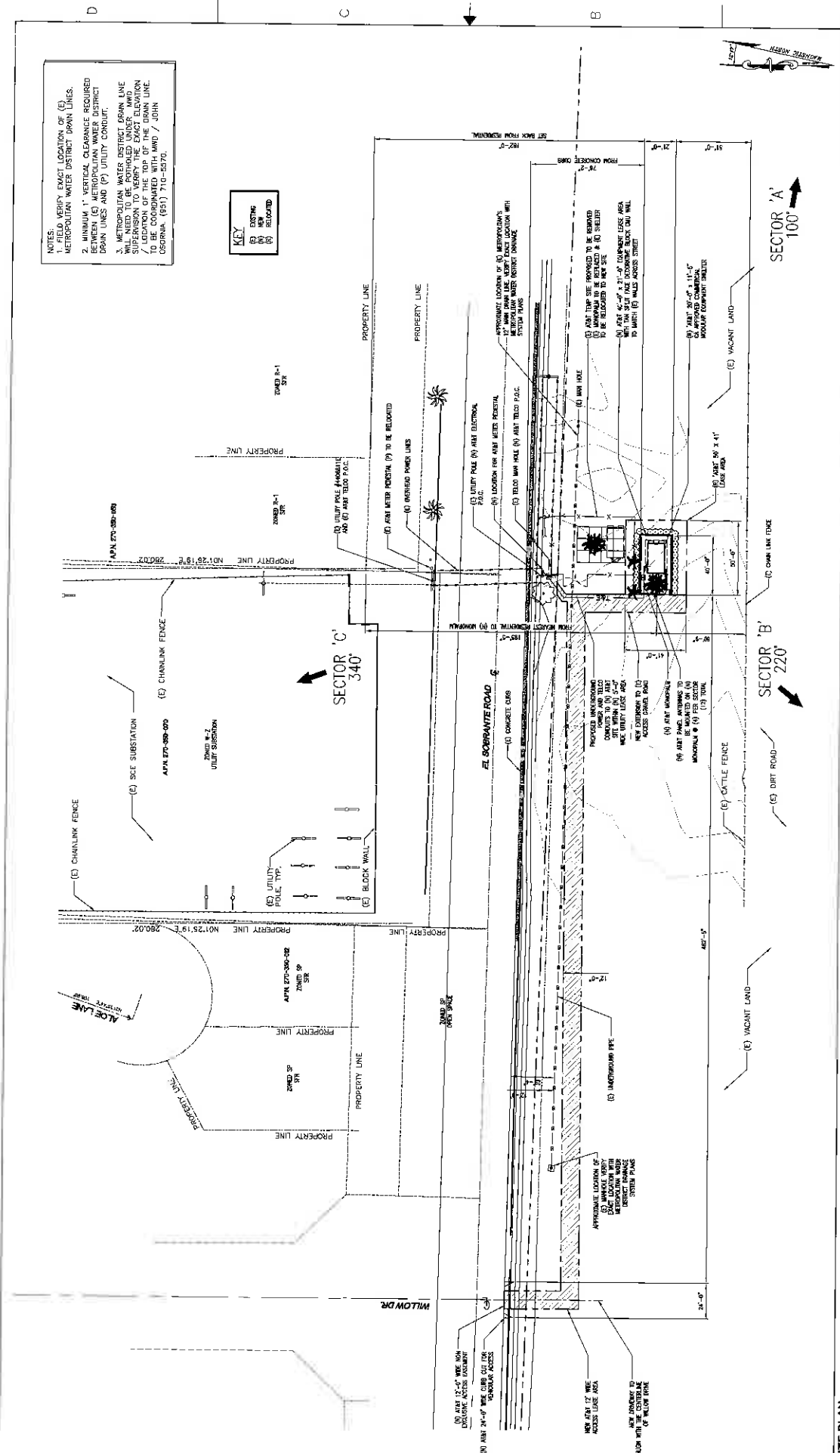
Access Route/Lease Area/Utility Route
 THE PROPERTY DESCRIBED IN THIS REPORT IS THE PROPERTY OF THE CITY OF RIVERSIDE, CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
Access Route
 THE ACCESS ROUTE IS DESCRIBED AS FOLLOWS:
Lease Area
 THE LEASE AREA IS DESCRIBED AS FOLLOWS:
Utility Route
 THE UTILITY ROUTE IS DESCRIBED AS FOLLOWS:

Geographic Coordinates at Proposed Monopalm
 THE MONOPALM IS LOCATED AT THE INTERSECTION OF EL SOBRANTE ROAD AND WILLOW DRIVE. THE MONOPALM IS DESCRIBED AS FOLLOWS:
Basis of Bearings
 THE BASIS OF BEARINGS IS THE NATIONAL GRID SYSTEM.
Bench Mark
 THE BENCH MARK IS THE NATIONAL GRID SYSTEM.
Dates of Survey
 THE SURVEY WAS COMPLETED ON 11/20/13.
Utility Statement
 THE UTILITY STATEMENT IS AS FOLLOWS:

Scale
 1" = 20'
Graphic Scale
 0 10 20
 FEET
North Arrow
 TRUE NORTH
 MAGNETIC NORTH
 GRID NORTH

NOTES:
 1. METROPOLITAN WATER DISTRICT DRAIN LINES.
 2. MINIMUM 1' VERTICAL CLEARANCE REQUIRED BETWEEN METROPOLITAN WATER DISTRICT DRAIN LINES AND (P) UTILITY CONDUIT.
 3. METROPOLITAN WATER DISTRICT DESIGN LINE SUPERVISION TO VERIFY THE EXACT ELEVATION OF THE DRAIN LINE TO BE COORDINATED WITH UNIT 7 JOHN OSERNA, (951) 710-5570.

KEY
 (E) EXISTING
 (N) NEW
 (R) REDUCED



SITE PLAN

SCALE: 1" = 30'-0"

PILOT PLAN 25255
SITE PLAN

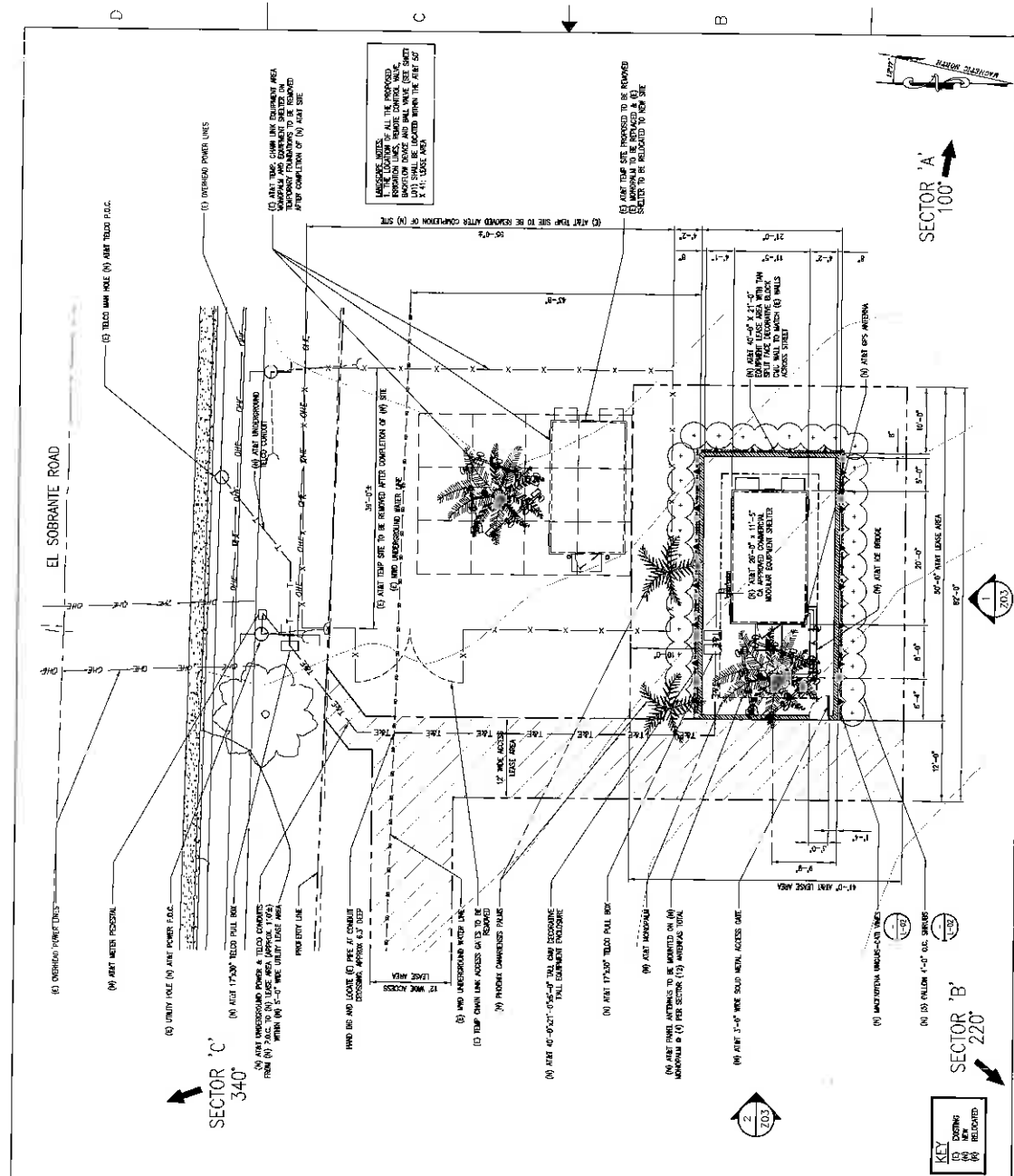
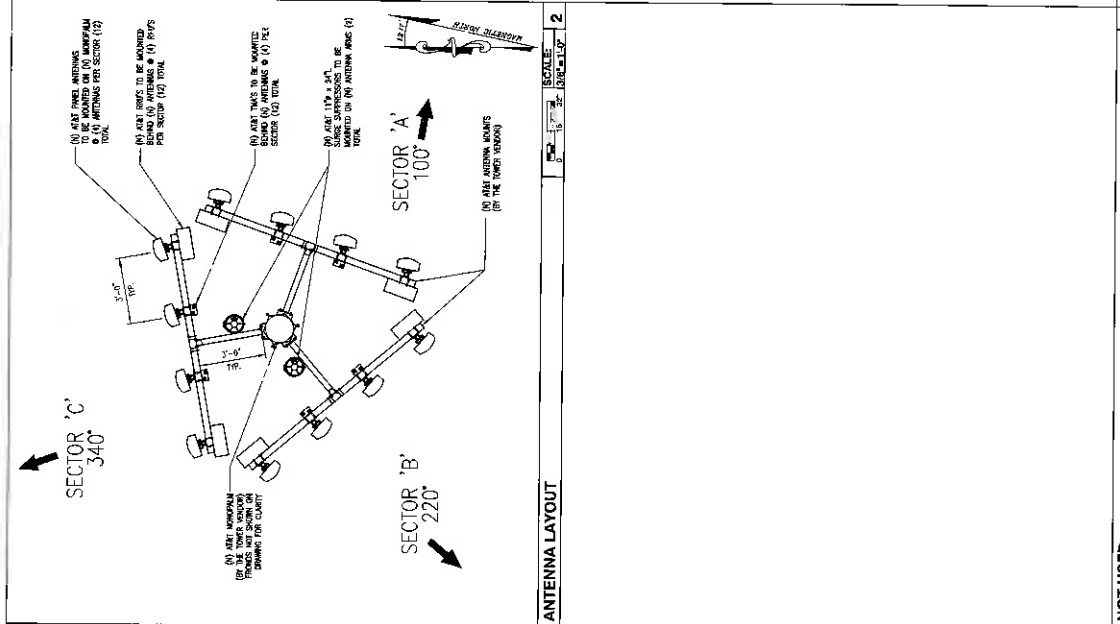
DATE: 06/15/15	DATE: 06/15/15	DATE: 06/15/15
NO. 7	NO. 1	NO. 2
BY: CHM/PT	BY: CHM/PT	BY: CHM/PT
DESIGNED	DESIGNED	DESIGNED

SCALE AS SHOWN

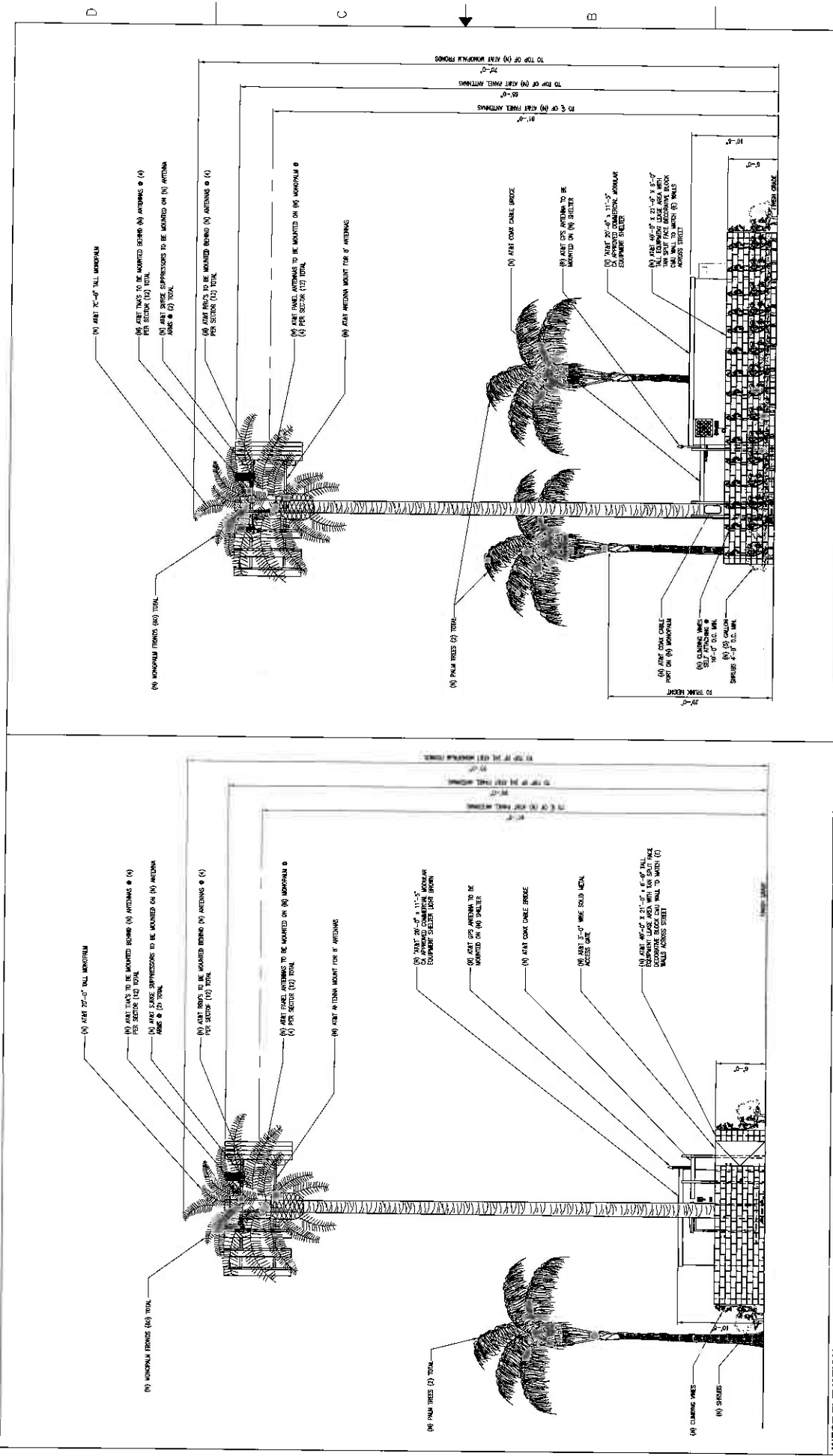
at&t
 AT&T MOBILITY
 12000 PARK PLAZA DRIVE
 DUBLIN, CA 94568

LAKE MATHEWS MWD
 RS0045C
 12725 EL SOBRANTE RD.
 RIVERSIDE, CA 92503

CDG
CORNELL DESIGN GROUP, LLC
 PAVILION LAND DESIGN
 2648 RANCHO PARKWAY, SUITE 200, LAKE MATHEWS, CA 95230
 CORNELLDESIGNGROUP.COM/CDG/CONTACT



<p>NOT USED</p>		<p>3 ENLARGED SITE PLAN</p>		<p>LAKE MATHEWS MWD RS0045C 12725 EL SOBRANTE RD, RIVERSIDE, CA 92503</p>		<p>at&t AT&T MOBILITY 1900 PARK PLAZA DRIVE GERRITSON, CA 94608</p>		<p>ENLARGED SITE PLAN / ANTENNA LAYOUT</p>	
<p>DATE: 07/26/14</p>		<p>SCALE: AS SHOWN</p>		<p>DESIGNED: SA</p>		<p>DRAWN: CH</p>		<p>PROJECT NO.: 25471-01-A</p>	
<p>NO. 7</p>		<p>NO. 2</p>		<p>NO. 3</p>		<p>NO. 4</p>		<p>NO. 5</p>	
<p>DATE: 07/26/14</p>		<p>SCALE: AS SHOWN</p>		<p>DESIGNED: SA</p>		<p>DRAWN: CH</p>		<p>PROJECT NO.: 25471-01-A</p>	
<p>NO. 7</p>		<p>NO. 2</p>		<p>NO. 3</p>		<p>NO. 4</p>		<p>NO. 5</p>	



WEST ELEVATION

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

LAKE MATHEWS MWD
RS0045C
12725 EL SOBRANTE RD.
RIVERSIDE, CA 92503

CDG
CONNELL DESIGN GROUP, LLC
2603 RANDOLPH PARKWAY, RIVERSIDE, CA 92506
PH: 951.386.0121 FAX: 951.386.0122

SOUTH ELEVATION

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

at&t
AT&T MOBILITY
12800 PARK PLAZA DRIVE
CERRITOS, CA 94508

PLOT PLAN 25255
ELEVATIONS

DATE: 7/19/2014
ISSUED FOR ZONING (REDRAW PER COUNTY)
SA: DC, DEB
BY: CHA-ART/2

REVISIONS: 1. 7/19/2014
2. 7/27/2014

DESIGNED: []
CHECKED: []
APPROVED: []

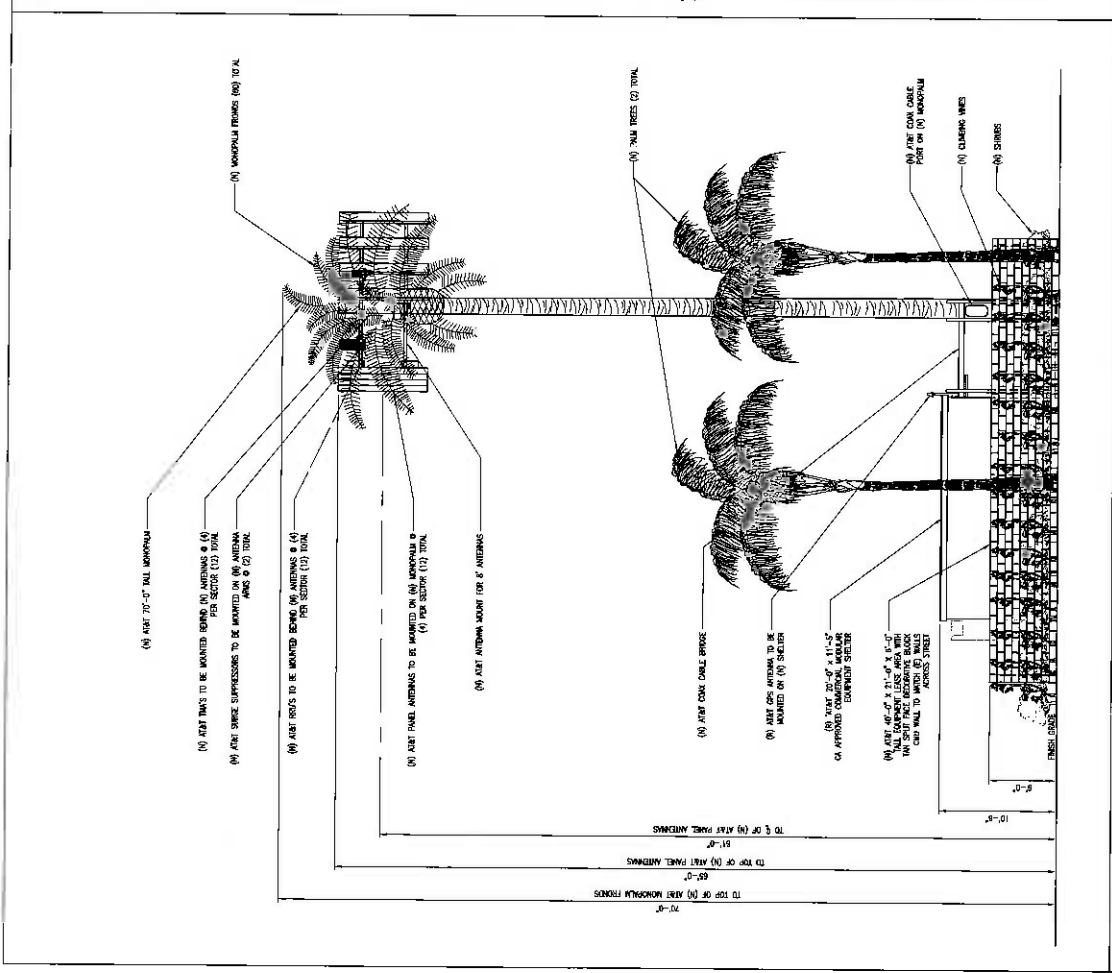
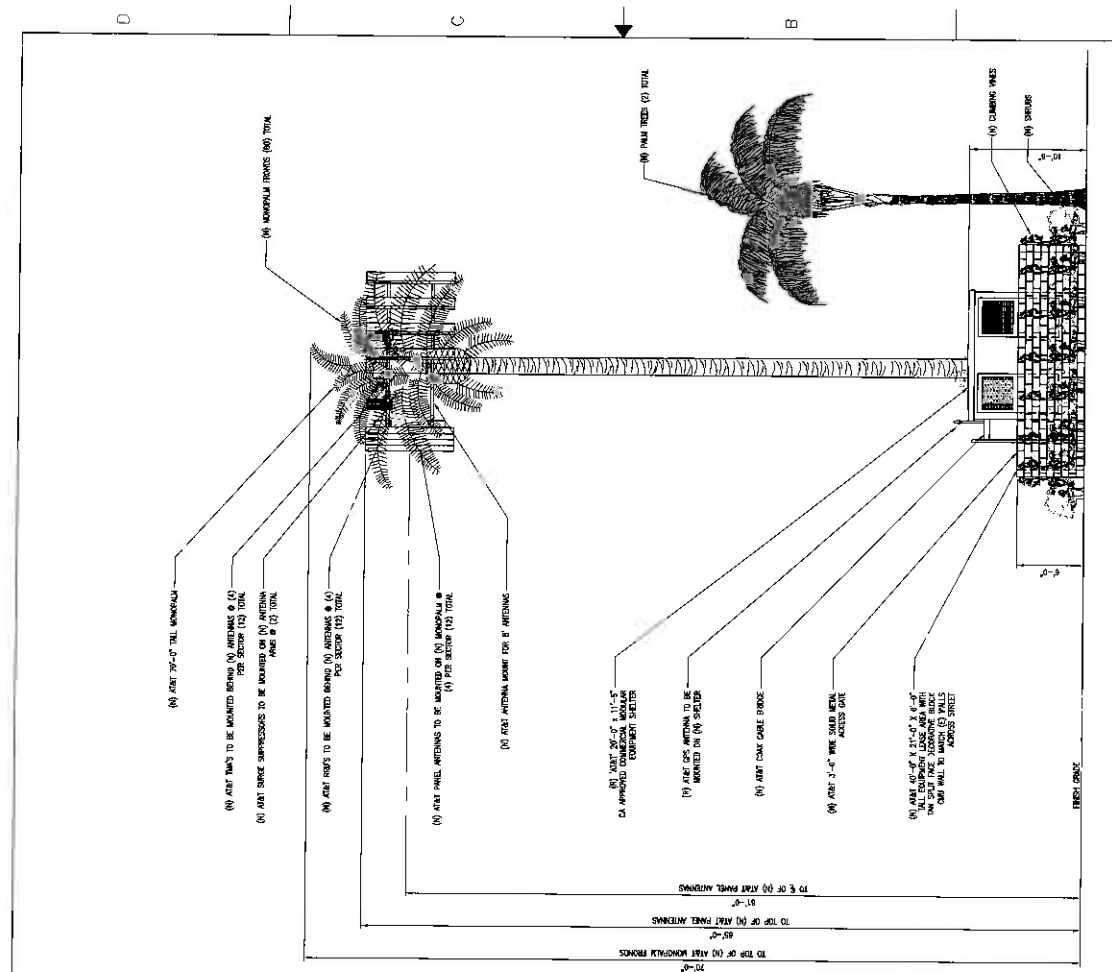
PROJECT NO.: 252726-015-1A
SHEET NO.: RS0045C
SHEET OF: 7

DATE: 7/27/2014
DRAWN BY: CHA-ART/2

SCALE: AS SHOWN

DATE: 7/27/2014
DRAWN BY: CHA-ART/2

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NORTH ELEVATION		EAST ELEVATION	
 EDG CONNELL DESIGN GROUP, LLC ENGINEERS 5403 E WYTO PARKWAY SOUTH, LAKE FOREST, CA 92509 (951) 753-8000 / FAX: (951) 753-8027 FAX		 LAKE MATHES WWD RS00045C 12725 EL SOBRANTE RD. RIVERSIDE, CA 92503	
SCALE: 1/4" = 1'-0" DATE: 10/1/13		SCALE: 1/4" = 1'-0" DATE: 10/1/13	
PROJECT NO. 25736-015-AA SHEET NO. Z04		PROJECT NO. 25736-015-AA SHEET NO. Z04	
DESIGNER: A. SHOWN CHECKED: B. SHOWN REVISIONS:		DESIGNER: A. SHOWN CHECKED: B. SHOWN REVISIONS:	
NO. DATE SA. DC. BY 7 10/28/14 ISSUED FOR ZONING (REDRAW PER COUNTY) SA. DC. B. SHOWN ALL DIMENSIONS UNLESS NOTED OTHERWISE SHALL BE IN FEET AND INCHES.		NO. DATE SA. DC. BY 7 10/28/14 ISSUED FOR ZONING (REDRAW PER COUNTY) SA. DC. B. SHOWN ALL DIMENSIONS UNLESS NOTED OTHERWISE SHALL BE IN FEET AND INCHES.	
PILOT PLAN 25255 ELEVATIONS		PILOT PLAN 25255 ELEVATIONS	
6		2	
5		4	
1		7	

PLANTING NOTES

1. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
2. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
3. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10. ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

PLANT MATERIAL KEY

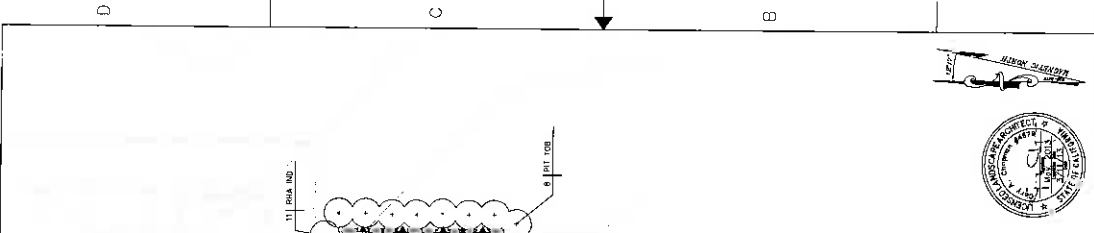
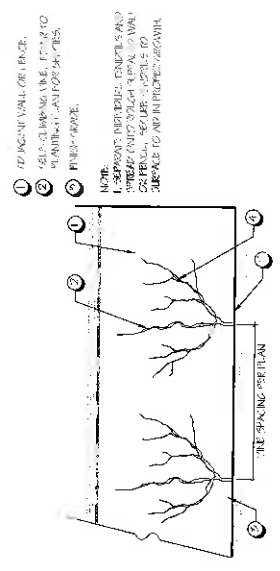
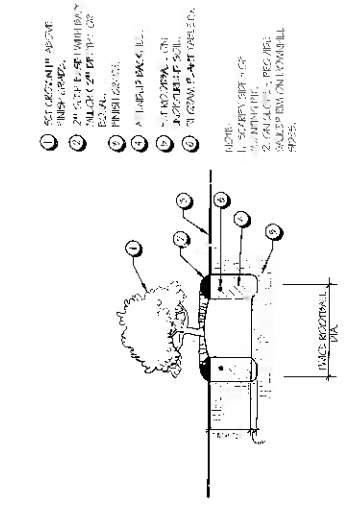
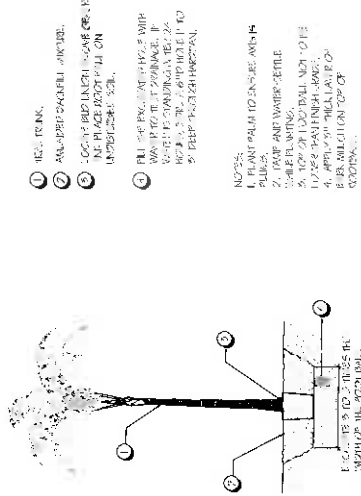
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	<i>Phoenix canariensis</i>	Canary Island Date Palm (6h - brown trunk height)	20' 8h	2
	<i>Pithecolobium labra</i>	Pithecolobium	5 Gal	8
	<i>Rhaphidophora indica</i>	Springlime	5 Gal	22
	<i>Mandevilla unguis-cati</i>	Yellow Trumpet Vines	5 Gal	18

LANDSCAPE NOTE

ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

MAINTENANCE NOTE

ALL PLANTING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS AND THE CITY OF PALM BEACH COUNTY PLANTING SPECIFICATIONS. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



PLANTING PLAN

Plot Plan 20255

at&t
AT&T MOBILITY
1200 PARK PLACE DRIVE
CENTRO, CA 92006

LAKE MATTHEWS MWD
RS0045C
12725 EL STORANTE RD.
PATERVILLE, CA 92303

CS Design Group, Inc.
6885 El Camino Real
Suite 100-102
Carlsbad, CA 92008
(760) 434-3097
(760) 434-3097

CONNELL DESIGN GROUP, LLC
ENGINEERING AND ARCHITECTURE
1400 WEST PALM BEACH AVENUE, SUITE 100
POMONA, CA 92406

DATE: 02/11/13
ISSUED FOR PERMIT / CONSTRUCTION
SCALE: AS SHOWN
DESIGNER: AS SHOWN
REVISIONS: SA, BC, DC, EC, FC, GC, HC, IC, JC, KC, LC, MC, NC, OC, PC, QC, RC, SC, TC, UC, VC, WC, XC, YC, ZC
DRAWN: BT, CJK, HPT, JPT, KPT, LPT, MPT, NPT, OPT, PPT, QPT, RPT, SPT, TPT, UPT, VPT, WPT, XPT, YPT, ZPT

DATE: 02/11/13
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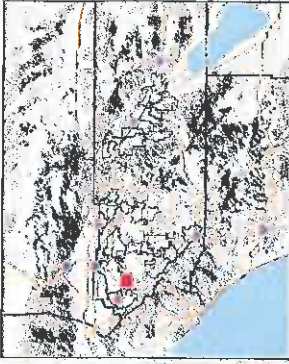
JOB NO. 25736-615-AA
DRAWING NO. RS0045C
SHEET NO. 02
L-02 0

DATE: 02/11/13
ISSUED FOR PERMIT / CONSTRUCTION
SCALE: AS SHOWN
DESIGNER: AS SHOWN
REVISIONS: SA, BC, DC, EC, FC, GC, HC, IC, JC, KC, LC, MC, NC, OC, PC, QC, RC, SC, TC, UC, VC, WC, XC, YC, ZC
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DRAWN: BT, CJK, HPT, JPT, KPT, LPT, MPT, NPT, OPT, PPT, QPT, RPT, SPT, TPT, UPT, VPT, WPT, XPT, YPT, ZPT

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PP25255



Legend

-  City Boundaries
-  Cities



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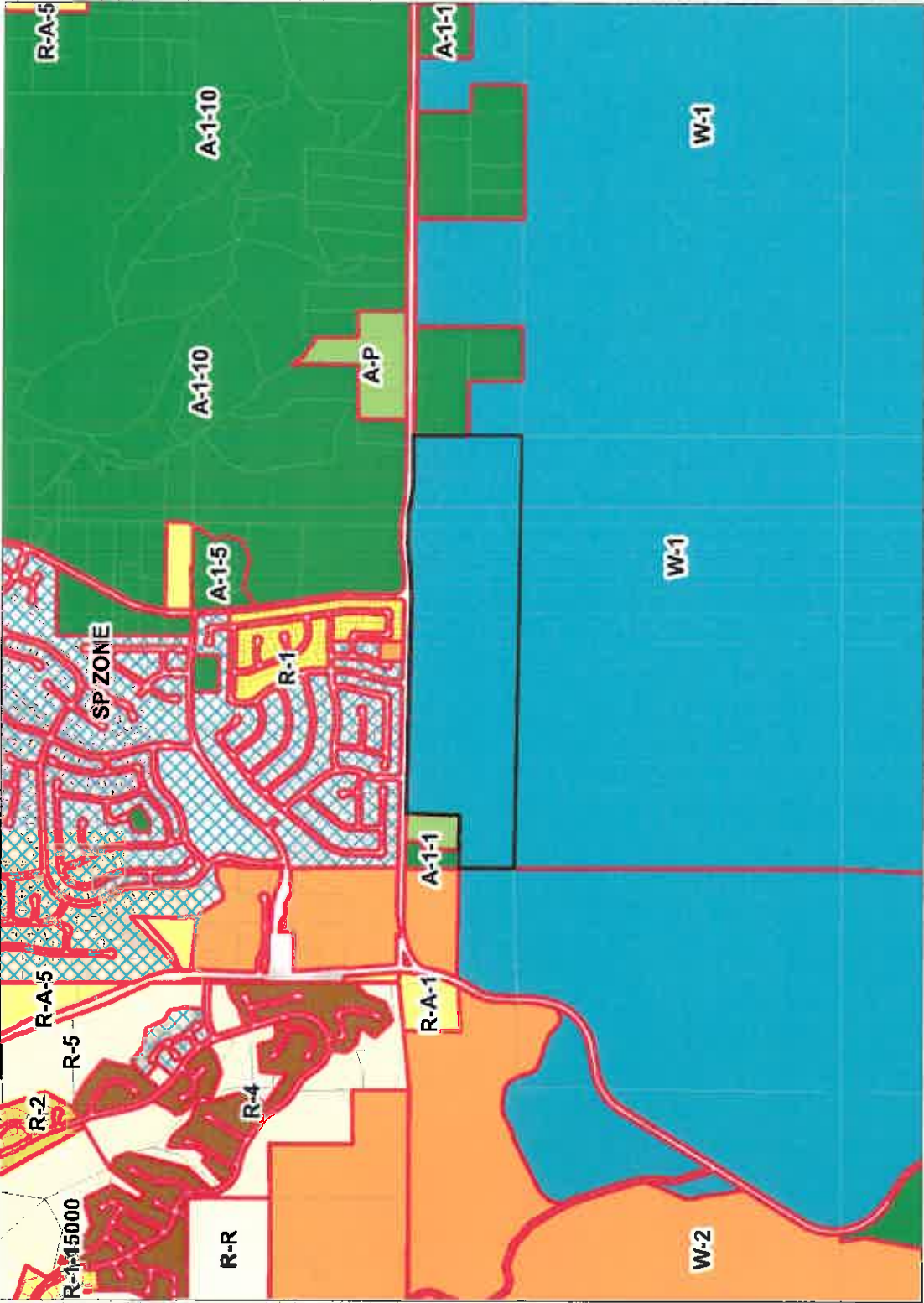
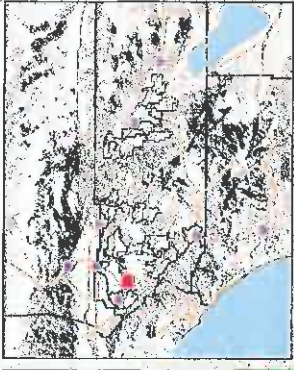
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Notes

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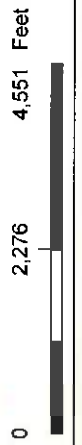


Legend

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 - A-1-1
 - A-1-1 1/2
 - A-1-1/2
 - A-1-10
 - A-1-15
 - A-1-2
 - A-1-2 1/2
 - A-1-2 1/4
 - A-1-20
 - A-1-30000
 - A-1-4
 - A-1-40
 - A-1-5
 - A-2
 - A-2-1
 - A-2-10
 - A-2-2
 - A-2-2 1/2
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 - A-D
 - A-P
 - A-P-10
 - A-P-2 1/2

Notes

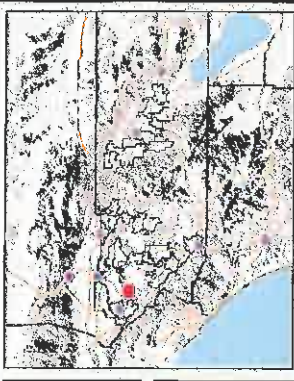
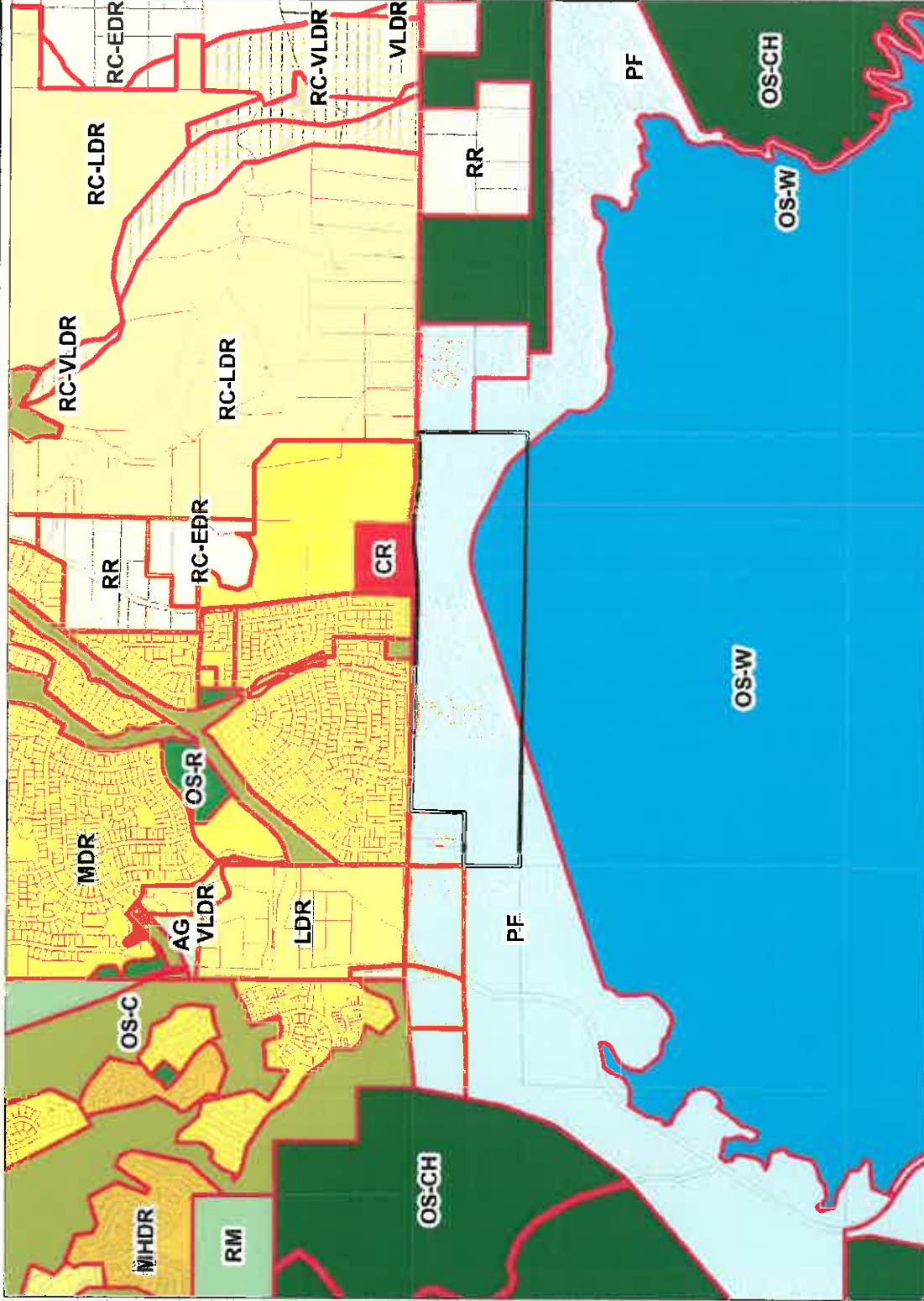
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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Legend

Landuse <all other values>

AG	BP	CC	CO	CR	CT	City	EDR	EDR-RC	Freeway	HDR	HHDR	HI	IND	LDR	LDR-RC	LI	MDR	MHDR	MUPA	OS-C	OS-CH	OS-MIN	OS-R	OS-RUR
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Notes

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COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42562
Project Case Type (s) and Number(s): Plot Plan No. 25255
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowie
Telephone Number: (951) 955-8254
Applicant's Name: AT&T
Applicant's Address: 16150 Scientific Way, Irvine, CA 92618
Engineer's Name: Coastal Business Group
Engineer's Address: 16150 Scientific Way, Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units (RRU), two (2) surge suppressors, two (2) Global Positioning Satellite (GPS) antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 ft. wide access road from El Sobrante Road.

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

C. Total Project Area: 840 sq. ft. on a 152.8 acre parcel

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 840 sq. ft.			

D. Assessor's Parcel No(s): 285-020-005

E. Street References: Southerly of El Sobrante Road, Easterly of La Sierra Avenue and Westerly of McAllister Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 5 West, Section 6

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is located on the Metropolitan Water District property containing various structures to operate their facility with single family residential homes to the north and Lake Mathews to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Open Space: Water (OS:W) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate access to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. A portion of the property is located within an area of Flooding Sensitivity, and dam inundation zone. The proposed project is not located within any other special hazard zone (including fault zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless telecommunication facility and the Housing Element Policies do not apply to this project.
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:** Not applicable.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Open Space

D. Land Use Designation(s): Water (OS:W)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Public Facilities (CD:PF), Community Development: Medium Density Residential (CD:MDR), Open Space: Conservation, and Community Development: Commercial Retail (CD:CR) to the north, Open Space: Water south, Community Development: Public Facilities to the east and west.

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: Watercourse, Watershed and Conservation Area (W-1)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west.

I. 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

II. 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

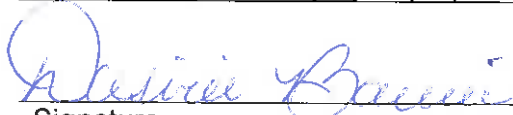
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

July 27, 2016
Date

Desiree Bowie
Printed Name

For Steve Weiss, AICP, Planning Director

III. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The General Plan indicates that the project is located along El Sobrante Road which is a County eligible scenic corridor. The proposed Wireless Telecommunication Facility has been designed in a manner to preserve the scenic views of Lake Mathew by disguising the 70-foot tower as a palm tree and adding two additional live palms. The equipment shelter will be screened by a decorative six-foot CMU wall and landscaping to minimize the visual impact of the wireless communication facility. Therefore, the project will have a less than significant impact to scenic resources.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To mitigate this potential impact, the project has been designed to be disguised as a palm tree and two live palm trees are also proposed to be planted around the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by a decorative six-foot high block wall and landscaping to minimize the visual impact of the wireless communication facility. With the incorporation of this mitigation measure, the project will have a less than significant impact to scenic resources.

Mitigation: The project must comply with its 70 foot high monopalm tree design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (COA 10.PLANNING.11 and COA 80.PLANNING.1).

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

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to GIS database, the project site is located 47.42 miles away from Mt. Palomar Observatory. The project is located outside the 45-mile radius defined by Ordinance No. 655 and is not subject to any special lighting policies that protect the Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communication facility may provide a service light to be used at the time of servicing the facility. However, it will not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "Farmland of Local Importance", "Urban-Built Up Land", and "Other Lands" under the Farmlands layer of GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is located within 300 feet of agriculturally zoned property, however, the proposed use of a Wireless Telecommunication Facility will not discourage future farming operations in the vicinity as it would not considered a nuisance for this an unmanned facility. Therefore, impact is less than significant.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: SCAQMD CEQA Air Quality Handbook

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

a) The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area (230 sq. ft.), a Fugitive Dust Control

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

Plan or a Large Operation Notification Form would not be required. The Air Quality Analysis conducted for the project found that the construction and operation of the proposed project will not exceed criteria pollutant thresholds established by SCAQMD on a regional or localized level. The project will also not exceed the draft GHG screening threshold recommended by SCAQMD.

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

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 521 prepared for the General Plan No. 960. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor.

g) The project proposes to operate an unmanned wireless facility on a 152.8-acre parcel, a use which does not typically create objectionable odors. Therefore, the proposed use is not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of industrial businesses that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP, Multiple Species Habitat Conservation Plan (MSHCP) Habitat Assessment and Consistency Analysis report, prepared by Cardno ATC dated February 2013, and MSHCP Habitat Assessment and Consistency Analysis Update for AT&T Telecommunications Facility RS0045C, Lake Mathews MWD, Riverside County, California, prepared by Rincon Consultants, Inc. dated May 28, 2015.

Findings of Fact:

a, c, & d) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The project site does not contain any MSHCP riparian/riverine or vernal pool resources or potentially jurisdictional drainages or wetlands; therefore, the project is consistent with Section 6.1.2 of the MSHCP. The project is not in a survey area for any narrow endemic plant species and is therefore compliant with Section 6.1.3. The project is not located adjacent to conservation lands and is then consistent with Section 6.1.4. The site is located within an additional survey area for burrowing owl, but no habitat for burrowing owls was present. There is habitat adjacent to the site though, so a burrowing owl survey 30 days prior to disturbance is conditioned for the project prior to Grading Permit issuance (Condition of Approval 60.EPD.1). The project is then consistent with Section 6.3.2 of the MSHCP. There is potential for migratory birds to nest on or adjacent to the project site as well because suitable habitat is present, so a nesting bird survey three days prior to disturbance is conditioned for the project prior to Grading Permit issuance (Conditions of Approval 60.EPD.2 and 70.EPD.2) to avoid take, pursuant to the Migratory Bird Treaty Act (MBTA). With the incorporation of these mitigation measures, the project will have a less than significant impact.

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 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.

b) The biological survey conducted for the site concluded that there were no endangered or threatened species present on the site, as listed in Title 14 of the California Code of Regulations or in Title 50, Code of Federal Regulations. No impact.

e-f) The project site does not contain any riparian/riverine areas or vernal pools or other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Division. (COA 60.EPD.1 60.EPD.2, and 70.EPD.2)

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by Riverside County staff Archaeologist, Heather Thomson on June 16, 2016, it has been determined that there is one historical resource within the project area but not within the area of potential effect. This resource is P-33-07244, the Lake Matthews Dam. The current project will not adversely impact this resource because it will be avoided. Moreover, because the historical resource is completely protected, the project will not contribute to a potentially significant cumulative impact on historic resources. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeologist Review, County Archaeological Report

Findings of Fact:

a-b) Based on an analysis of records and a survey of the project by Riverside County staff Archaeologist Heather Thomson, on June 16, 2016, it has been determined that there two

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological resources present within the project area but not within the area of potential effect. These resources include CA-RIV-4425 and CA-RIV-4426. The Current project will not adversely affect these resources because they will be avoided. Moreover, because the archaeological resources are completely protected, the project will contribute to a potentially significant cumulative impact on archaeological resources.

(COA 10.PLANNING.18) If, however, during ground disturbing activities, unique archaeological 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.20) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) Based on an analysis of Riverside County archaeology resource files, archaeological records, maps, aerial photographs, and a field survey by Riverside County staff archaeologist, Heather Thomson, on June 16, 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.

(COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) Notification letters sent out to four Tribes did not result in the identification of any Traditional Cultural Properties that currently serve religious or other community practices within the Proposed Project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) The site is mapped in the County's General Plan as having a low potential for paleontological resources (fossils). Therefore, the proposed project will not directly or indirectly destroy any unique paleontological resources, sites or geologic features and will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) According to the GIS database, there are no active or potentially active faults trending towards or through the site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<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,

Findings of Fact:

a) According to the GIS Database, the potential for liquefaction at the site is low. The project will have a less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:

According to the Riverside County General Plan, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources. As CBC requirements are applicable to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) According to the Riverside County General Plan, the possibility of debris flow is low in this area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas"

Findings of Fact:

a) According to the Riverside County General Plan, there is a potential for subsidence at the site is. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes; and, given the CBC requirement for all construction to be based off of specific code parameters obtained from site specific geotechnical studies, this project will be reviewed by the Building & Safety Department prior to issuance of physical site development permits (grading and/or building permits) to confirm the site is designed and constructed within current CBC requirements. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials,

a) The property is not subject to other geologic hazards such as seiche, mudflow or volcanic hazards. Specifically, the site is not located within any reasonable distance of any known active volcano, this site is not located reasonably adjacent to an appreciable source of mudflow, and the site, although being adjacent to Lake Mathews, this facility is designed to minimize the potential for water to overtop the dam. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

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

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would ensure that any impacts would remain below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.
- c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<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: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The grading slopes on the project site will not create an increase in water erosion on-site or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a) The project is for the installation and operation of an unmanned wireless communication facility disguised as a 70 foot high palm tree within a 840 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have 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
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<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 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 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-b) The project proposes the use of a backup emergency generator and there is a potential for spill of fuel used for the generator. A Business Emergency Plan (BEP) that also addresses the handling of spills and leaks shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB) for review (COA 10.E HEALTH. 1) The Department of Environmental Health requires a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous materials (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to its location in the parking area of EMWD.

d) The project site is not located within one-quarter mile of an existing or proposed school. Therefore, it will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. Therefore, it will have no impact.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. Therefore, it will have no impact.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, it will have no impact.

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, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) According to GIS database, the project site is located in a high fire area. However, the project has been reviewed and cleared by the Riverside County Fire Department. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements. 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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c) The 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. Therefore, there is no impact.

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall 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 will be no impact.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows. There will be no impact.

g-h) The project will not substantially degrade water quality or 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). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan 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) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. The project will have a less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170 acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff. The project will have a less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is impacted by a well defined water course with a drainage area of approximately 170 acres from north. It appears that the proposed lease area is on a high ground and as such does not receive offsite storm runoff. The project is considered free from ordinary storm flood hazard. Therefore, the project will 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. The project will have a less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. This project is located southerly of Lake Matthews. The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances. Therefore, the project will have a less than significant 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?

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

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 use is in compliance with the current land use of Open Space: Water in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent but is located within the city of Riverside sphere of influence. Due to the size of the leasing area, the project will have a less than significant impact. No comments were received from the City of Riverside.

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 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) The proposed project is consistent with the site's existing zoning of Watercourse, Watershed and Conservation Area (W-1). The project is surrounded by properties which are zoned Specific Plan (S-P), Controlled Development Areas (W-2), One-Family Dwellings (R-1), Light Agriculture-5 Acre Minimum (A-1-5), and Light Agriculture-10 Acre Minimum (A-1-10) to the north, Light Agriculture-10 Acre Minimum (A-1-10) and Watercourse, Watershed and Conservation Area (W-1) to the east, Watercourse, Watershed and Conservation Area (W-1) to the south, Watercourse, Watershed and Conservation Area (W-1) and Light Agriculture with Poultry (A-P) to the west. The project is consistent with the surrounding zone.

c) The proposed wireless communication facility will be designed as a 70 foot high palm tree. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

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

MINERAL RESOURCES Would the project

29. Mineral Resources

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

b) Result in the loss of availability of a locally-important 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-5 "Mineral Resources Area"

Findings of Fact:

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. The project will have no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. Therefore, it will have no impact.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. Therefore, it will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project is not located directly adjacent to railroad track. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to El Sobrante Road. However, the project is for an unmanned wireless communications facility that does not create a noise sensitive use and that only requires occasional site visits for maintenance. There will be no impact.

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

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a 70 foot high monopalm with an equipment shelter in an 840 square foot lease area. The scope of the development will not displace housing. The project will have no impact.

b) The project will not create a demand for additional housing. The project will have no impact.

c) The project will not displace any number people. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) As an unmanned wireless facility, the project will have no effect on population projections, and therefore will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage some additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have 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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any effects to sheriff services. (COA 90.PLANNING.4) 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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38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.6) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area by an unmanned wireless facility would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact.

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	<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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neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes an unmanned 70 foot high monopalm with an equipment shelter in an 840-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project proposes an unmanned 70 foot high monopalm with an equipment shelter in an 840-square-foot lease area. The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within a County Service Area and commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

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

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads due to the location of the leasing area within the EMWD facility. 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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g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

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

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will have no sewer or wastewater services and therefore will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) The proposed project will not 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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

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

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

IV. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

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

V. 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

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

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

not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25255 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25255, Exhibit A, Sheets 1-8, dated February 23, 2015.

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. 5 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

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10. GENERAL CONDITIONS

10.BS GRADE. 5

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - EMERGENCY GENERATOR RECOMMND

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

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

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PP 25255 - COMMENTS

RECOMMND

Plot Plan 25255 is proposing to construct an unmanned wireless communications facility without any plumbing. Should plumbing be proposed in the future, this facility shall be required to contact the Department of Environmental Health at (951) 955-8980 for any additional requirements.

10.E HEALTH. 3 INDUSTRIAL HYGIENE-COMMENTS

RECOMMND

Based on the information provided, no noise study shall be required. However, this facility shall comply with the following:

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

For any questions, please contact Industrial Hygiene at (951) 955-8982.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 25255 proposes a wireless telecommunication facility for AT&T on a 152.8-acres parcel in Lake Mathews/Woodcrest area. The project site is located southerly of El Sobrante, easterly of La Sierra Avenue, and westerly of McAllister Street.

The site is located on a ridge and as such, the proposed project does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE- LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 2

USE - INADVERTANT ARCHAEO FIND

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

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

* A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

the find is determined to be of significance due to its sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 3 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 4 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 7 USE - 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. 8 USE - MAX HEIGHT RECOMMND

The proposed monopalm to be located within the property shall not exceed a height of 70 feet.

10.PLANNING. 9 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 10 USE - FUTURE INTERFERENCE RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN 285-020-005 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 14 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopalm/antenna array, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize visual impacts.

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

10.PLANNING. 15 USE - SITE MAINTENANCE CT 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. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 16 USE - BUSINESS LICENSING RECOMMND

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

10.PLANNING. 17 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,

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - CAUSES FOR REVOCATION (cont.) RECOMMND

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. 19 USE - MAINTAIN FRONDS RECOMMND

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

10.PLANNING. 20 USE - NOISE REDUCTION RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

10.PLANNING. 21 USE - IF HUMAN REMIANS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:
a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
i) A County Official is contacted.
ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
iii) The Coroner shall contact the Native American Heritage

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10. GENERAL CONDITIONS

10.PLANNING. 21 USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 22 USE - UNANTICIPATED RESOURCES

RECOMMND

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

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

a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the 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 representative) and the archaeologist, a decision is made, with the concurrence of the County Archaeologist, as to the

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all 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.

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 El Sobrante Road since adequate right-of-way exists.

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10. GENERAL CONDITIONS

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 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT (cont.)

RECOMMND

increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2 - 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 shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEY (cont.)

RECOMMND

the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

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. 3 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 152.80 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

PLOT PLAN:TRANSMITTED Case #: PP25255

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - SKR FEE CONDITION (cont.) RECOMMND

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

60.TRANS. 1 USE - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.3, obtain the existing street improvement plan and show the revision of the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html
If you have any questions, please call the Plan Check Section at (951) 955-6527.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 2 - 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 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

PLOT PLAN:TRANSMITTED Case #: PP25255

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 2 - MBTA SURVEY (cont.)

RECOMMND

not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to EPD that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD).

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - SITE EVALUATION

RECOMMND

Prior to the issuance of any building permits, the applicant shall obtain a special inspection permit from the Building & Safety Department. This permit pays for a site review to determine the need for further information or a permit on the existing grading - if any.

Site evaluation need not take place if the applicant obtains a grading permit.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE* BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated February 23, 2015.

PLOT PLAN:TRANSMITTED Case #: PP25255

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 4 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design (with a maximum of 80 fronds) consistent with the approved plot plan that covers all panel and microwave antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - UTILITY PLAN CELL TOWER RECOMMND

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

80.TRANS. 4 USE - LC LANDSCAPE PLOT PLAN RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP25255

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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.

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.

PLOT PLAN:TRANSMITTED Case #: PP25255

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 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 working order consistent with the approved landscaping plans.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200

PLOT PLAN:TRANSMITTED Case #: PP25255

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 USE - HAZMAT BUS PLAN (cont.) RECOMMND

cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 1 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. 2 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 3 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

PLOT PLAN:TRANSMITTED Case #: PP25255

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - SKR FEE CONDITION (cont.)

RECOMMND

Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 840 square-feet 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. 4 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25255 has been calculated to be 0.16 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25255 is calculated to be 0.16 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 8 USE - PALM FRONDS

RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds (with a minimum of 80 fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described

PLOT PLAN:TRANSMITTED Case #: PP25255

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - SIGNAGE REQUIREMENT (cont.) RECOMMND

information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

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-UTILITY INSTALL CELL TOWER RECOMMND

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

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

90.TRANS. 3 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, a 24' new driveway and/or drainage devices within County right-of-way on El Sobrante Road shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. The centerline of driveway shall be centered with Willow Drive and constructed in accordance with County Standard No. 207A.

PLOT PLAN:TRANSMITTED Case #: PP25255

Parcel: 285-020-005

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 - LNDSCPE INSPCTN RQRMNTS RECOMMND

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

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

90.TRANS. 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

06/13/16
10:13

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP25255

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

DATE: December 10, 2012

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Information Technology

Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
City of Riverside Planning Dept.
Riverside Unified School Dist

PLOT PLAN NO. 25255 – EA42562 – Applicant: AT&T – Engineer/Representative: Costal Business Group – First/First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister Street - 152.8 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 72' foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include 246 square foot equipment shelter and two (2) GPS antennas. - APN: 285-020-005.

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on January 3, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at (951) 955-3250 or email at hshenghu@rctlma.org / **MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: February 23, 2015

TO:

Riv. Co. Environmental Programs Division
Riv. Co. Trans. Dept.-Landscaping Section

PLOT PLAN NO. 25255 – EA42562 – Applicant: AT&T – Engineer/Representative: Costal Business Group – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister Street - 152.8 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high split face decorative block wall enclosure will include 246 square foot equipment shelter and two (2) GPS antennas. Two (2) live palm trees, vines and shrubs are also proposed to be planted around the project area. - APN: 285-020-005

Please review the attached exhibits for the above-described project by March 19, 2015. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: August 6, 2013

TO:

P.D. Landscaping Section

PLOT PLAN NO. 25255 – EA42562 – Applicant: AT&T – Engineer/Representative: Costal Business Group – First/First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (<.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, westerly of McAllister Street - 152.8 Acres - Zoning: Watercourse, Watershed & Conservation Areas (W-1) - **REQUEST:** The plot plan proposes a wireless telecommunication facility, for AT&T, disguised as a 72' foot high palm tree with twelve (12) panel antennas. The 840 square foot lease area surrounded by a 6 foot high CMU wall enclosure will include 246 square foot equipment shelter and two (2) GPS antennas. - APN: 285-020-005.

Please review the attached map(s) and/or exhibit(s) for the above-described project. Should you have any questions regarding this project, please do not hesitate to contact **Halimah Shenghur**, Project Planner, at **(951) 955-3250** or email at **hshenghu@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

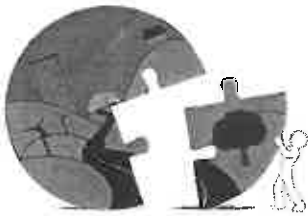
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: unmanned telecommunication facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Section 19.40

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: PP25255 DATE SUBMITTED: 11/26/12

APPLICATION INFORMATION

Applicant's Name: AT&T E-Mail: CVoss@CoastalBusinessGroup.net

Mailing Address: 16150 Scientific Way
Irvine, CA 92618
Street City State ZIP

Daytime Phone No: (949) 336-1550 Fax No: (949) 336-1550
Hugo.Alvarado@Derra

~~Engineer~~ Representative's Name: Chris Voss Coastal Business Group E-Mail: Design.com

Mailing Address: 16150 Scientific Way
Irvine, Ca 92618
Street City State ZIP

Daytime Phone No: (949) 336-1550 Fax No: (949) 336-1550
(714) 790-0642

Property Owner's Name: MWD E-Mail: _____

Mailing Address: _____
Street City State ZIP

Daytime Phone No: (_____) _____ Fax No: (_____) _____

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

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

"Planning Our Future Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 152.8 acres

General location (nearby or cross streets): North of Lake Matthews, South of El Sobrante Road, East of La Sierra Avenue, West of McAllister Street

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Unmanned telecommunications facility - 72' Mono-palm to Support 12 antennas, 12 TMA's + 12 RRUs. A 12' x 20' equipment shelter will be placed at the base of the Mono palm
Please see attached detailed project description.

Related cases filed in conjunction with this application:

BNR120028

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

If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No unknown

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

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

Is sewer service available at the site? Yes No unknown--N/A Unmanned facility

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

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

How much grading is proposed for the project site? no grading--minimal site prep only to level surface

Estimated amount of cut = cubic yards: TBD--VERY minimal

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards TBD-VERY minimal

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

Import N/A Export N/A 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) _____ sq. ft.

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

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

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

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

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

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

Santa Ana River Santa Margarita River San Jacinto River Whitewater River



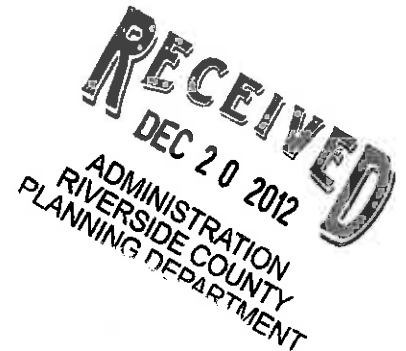
Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

December 18, 2012

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

**RE: Plot Plan (PP) No. 25255 – A Wireless Communication Facility
(APN: 285-020-005)**



Dear Mr. Shenghur:

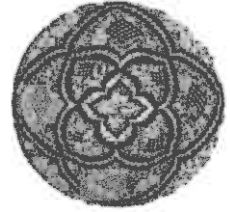
The Riverside County Waste Management Department (Department) has reviewed the proposed project located southerly of El Sobrante Road, easterly of La Sierra Avenue, and westerly of McAllister Street, in the Lake Matthews/Woodcrest Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a grading and/or building permit**, A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, 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.
2. **Prior to final building inspection**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
3. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

DX

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-097

August 24, 2015

[VIA EMAIL TO: Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, PP25255

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PP25255 project. A records check of the ACBCI cultural registry revealed that the project area is not located within the Tribe's Traditional Use Area (TUA). We currently have no concerns regarding this project. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003

805 644 4455

FAX 644 4240

info@rinconconsultants.com

www.rinconconsultants.com

May 28, 2015
Rincon Project No. 15-01485

Estella Villacorta
Staff Scientist
Cardno ATC
25 Cupania Circle
Monterey Park, CA 91755
Via email: estella.villacorta@cardno.com

Subject: MSHCP Habitat Assessment and Consistency Analysis Update for AT&T Telecommunications Facility RS0045C, Lake Mathews MWD, Riverside County, California

Dear Ms. Villacorta,

This letter documents the updated findings of a Multiple Species Habitat Conservation Plan (MSHCP) Habitat Assessment and Consistency Analysis conducted by Rincon Consultants, Inc. (Rincon), for proposed cellular facility RS0045C, Lake Mathews Metropolitan Water District (MWD). A previous assessment was completed for the site by Rincon in February 2013, which focused on the potential presence of western burrowing owl (*Athene cunicularia*). In addition, habitat conditions with respect to the federally listed as threatened Stephen's kangaroo rat (*Dipodomys stephensii*) were also assessed at this location (Rincon, September 2011).

The project site is located in Riverside County, on Assessor's Parcel Numbers 285-020-005 and 270-350-070, within the Lake Mathews/Woodcrest Area Plan of the MSHCP. It is situated on MWD property immediately south of El Sobrante Road, east of Willow Drive, and west of McAllister Street. The site is depicted on the *Lake Mathews, California*, United States Geological Survey (USGS) 7.5-minute topographic quadrangle, within Section 31, Township 3 South, Range 5 West.

As a result of the site visit conducted by Rincon biologist, Jillian Moore, on May 13, 2014, the project site was documented to currently consist of a temporary telecommunications facility site, including a 70'-0" monopalm with twelve panel antennas, an equipment shelter, and chain link fence. The site vicinity is disked and contains non-native annual grasses such as oats (*Avena* sp.), bromes (*Bromus* spp.), and barley (*Hordeum* sp.). El Sobrante Road and residential development lies to the north of the site, while open space and operational facilities associated with Lake Mathews occurs to the east, west and south.

As previously noted in the February 2013 MSHCP report, the project site does not contain suitable habitat for any special-status plants or plant communities. In addition, no potentially jurisdictional drainages, wetlands, or other locally protected resources occur



onsite. Therefore, impacts to these special-status biological resources as a result of the proposed project are not expected and no further actions are recommended. The site does, however, provide potential habitat for burrowing owl as well as other native birds protected by California Fish and Game Code (CFG) Section 3503 and the Migratory Bird Treaty Act (MBTA). As such, the following actions should be performed prior to project implementation to ensure compliance with applicable biological regulations:

- If project activities occur during the nesting season, which is typically February through August, but can vary based on annual climatic conditions, geographic location, and avian species requirements; or if potential nesting activity is observed by qualified project personnel, then a nesting bird survey should be conducted by a qualified biologist within one week prior to start of construction. If active nests of protected native species are located within the project site, construction work should be delayed until after the nesting season (or until the young are no longer dependent upon the nest site and there is no evidence of a second attempt at nesting). Construction in close proximity to an active nest should be conducted at the discretion of a qualified biological monitor.
- A pre-construction presence/absence surveys for western burrowing owl shall be conducted in suitable habitat within 500 feet of the proposed construction/development site. Surveys shall be conducted within 30 days prior to disturbance and in accordance with the California Department of Fish and Wildlife (CDFW) and California Burrowing Owl Consortium guidelines. For any owls to be affected by the proposed project, avoidance measures will be developed in compliance with the MSHCP and in coordination with the CDFW and/or Western Riverside County Regional Conservation Authority (RCA).

Thank you for selecting Rincon Consultants to provide you with this updated assessment. Please contact the undersigned if you have questions, or if we can be of further assistance.

Sincerely,
RINCON CONSULTANTS, INC.

Jillian S. Moore
Biologist/Project Manager

Colby J. Boggs
Principal/Senior Ecologist



THE METROPOLITAN WATER DISTRICT
OF SOUTHERN CALIFORNIA

Office of the General Manager

Entry Permit R.L. 3193
Lake Matthews Reservoir
MWD Parcel Nos. 140-2-11 & 140-2-13A (Ptns.)
APN: 285-020-005 (Fee)
WSO Riverside Team
Address: 12725 El Sobrante Road
Riverside, CA 92503

October 24, 2012

Ms. Rosa Zuniga-Green
Site Acquisition Coordinator
Bechtel Communications, Inc.
6131 Orangethorpe Avenue, Suite 500
Buena Park, CA 90620

Dear Ms. Zuniga-Green:

LETTER OF AUTHORIZATION

Metropolitan Water District of Southern California (Metropolitan), owner of the above described property, hereby authorizes Cingular Wireless PCS, LLC a Delaware limited liability company; AT&T Mobility Corporation and its assigned agents to take appropriate actions for the sole purpose of filing and consummating any land use entitlements or building permit application(s) necessary to obtain approval of the applicable jurisdiction for constructing a new telecommunication facility at the above described property. Metropolitan understands that this application may be denied, revised, or approved with conditions, and any such conditions of approval or revisions will be the sole responsibility of AT&T Mobility Corporation, and will be complied with prior to issuance of final inspections sign off or issuance of Certificate of Occupancy. Metropolitan, owner of the above described property authorizes AT&T Mobility to obtain any and all project related files or records from the County of Riverside or governing jurisdiction, specifically including previously approved construction drawings and structural calculations regarding the subject wireless facilities.

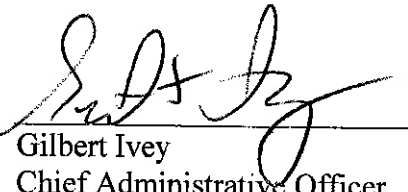
Metropolitan further understands that signing this authorization is not to be construed as a commitment of any kind, and that all land use approvals and/or permits obtained will be subject to the successful completion of lease negotiations, as applicable.

Date Executed: 10-31-12

Permitter's Mailing Address:
DISTRICT
Post Office Box 54153
Los Angeles, CA 90054
Attention: Real Property Development
And Management Group
Telephone: (213) 217-5776

THE METROPOLITAN WATER
OF SOUTHERN CALIFORNIA

Jeffrey Kightlinger
General Manager

By: 

Gilbert Ivey
Chief Administrative Officer
Real Property Development
and Management Group

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

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

PLOT PLAN NO. 25255 – Intent to Adopt a Mitigated Negative Declaration – Applicant: AT&T – Engineer/Representative: Coastal Business Group – First Supervisorial District – Lake Matthews Zoning District – Lake Matthews/Woodcrest Area Plan: Open Space: Water (OS:W) and Community Development: Public Facilities (CD:PF) (≤ 0.60 Floor Area Ratio) – Location: Southerly of El Sobrante, easterly of La Sierra Avenue, and westerly of McAllister Street – 152.8 Acres – Zoning: Watercourse, Watershed & Conservation Areas (W-1) – **REQUEST:** The Plot Plan proposes a wireless telecommunication facility for AT&T, disguised as a 70 foot high palm tree with twelve (12) panel antennas, twelve (12) Remote Radio Units, two (2) surge suppressors, two (2) GPS antennas, and a 230 square-foot equipment shelter in an 840 square-foot lease area surrounded by a six-foot (6') high decorative block wall enclosure. The project also proposes to install two (2) live palm trees and additional landscaping around the project area. The project site is located on the Metropolitan Water District property containing various structures to operate their facility and the proposed wireless communication facility is located near the northeast corner the property along El Sobrante Road. Access to the wireless facility will be provided via a 12 foot wide access road from El Sobrante Road.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 SEPTEMBER 12, 2016
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Desiree Bowie, at 951-955-8254 or email dbowie@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Desiree Bowie
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/28/2016

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP25255 For

Company or Individual's Name Planning Department

Distance buffered 300'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

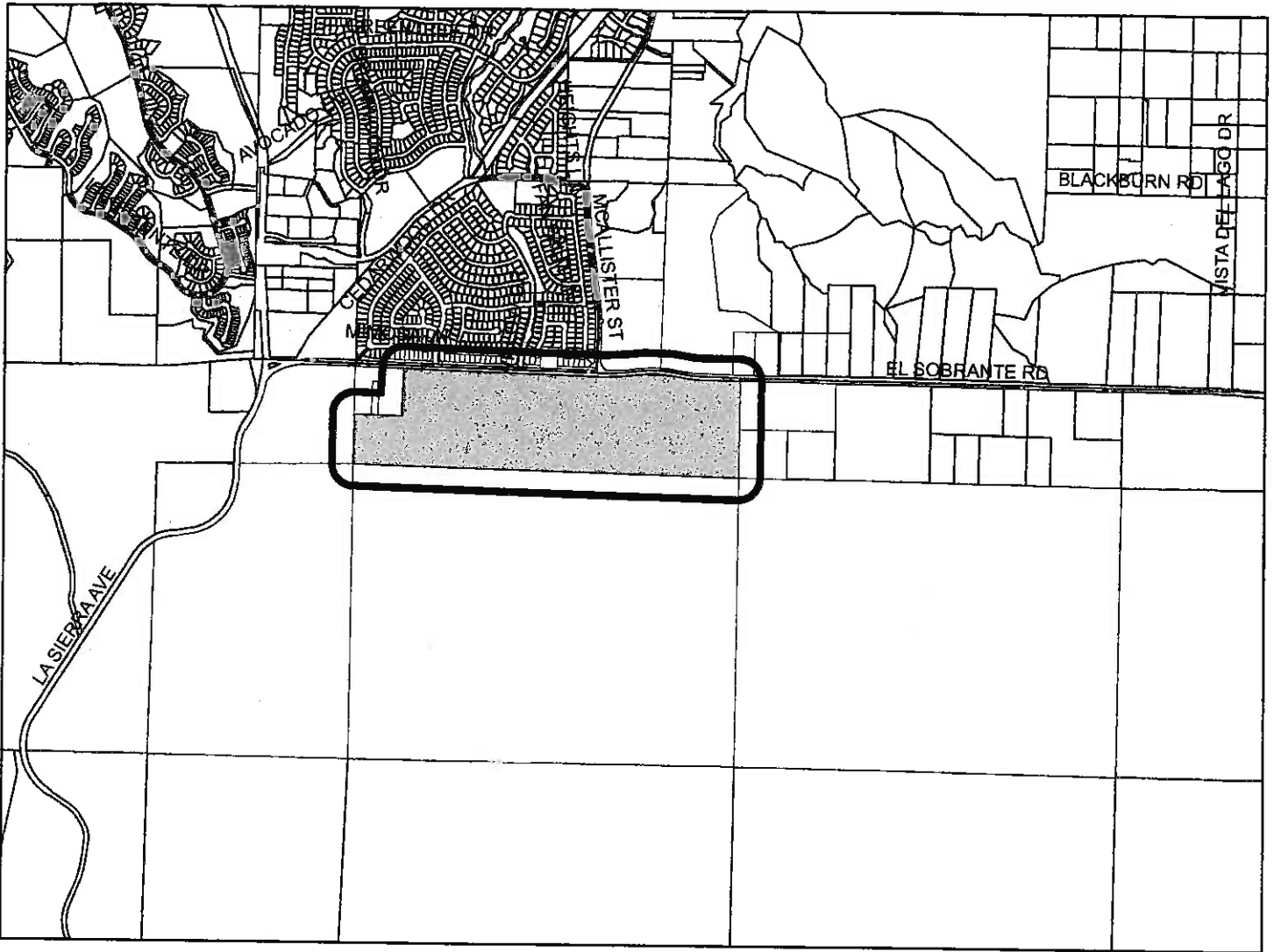
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1/26/17


PP25255 (300 feet buffer)



Selected Parcels

270-240-043	270-330-023	270-330-020	270-330-016	270-330-015	270-350-050	270-350-011	270-210-068	270-160-001	270-180-010
285-020-006	285-030-001	270-330-017	270-160-024	270-350-046	270-330-013	270-330-014	270-330-010	270-240-041	270-350-049
270-350-047	270-350-048	270-210-062	270-330-024	270-350-010	270-350-053	285-020-002	285-020-003	285-020-004	270-330-025
270-350-052	270-330-018	270-240-040	270-330-021	270-350-051	270-210-065	278-210-009	278-210-021	285-020-005	285-030-013
285-050-001	285-050-002	270-210-066	270-210-064	270-160-025	270-330-019	270-210-063	270-330-009	270-350-009	270-330-027
270-350-012	270-240-044	270-210-067	270-240-070	270-350-058	270-350-059	270-350-060	270-350-070	270-240-042	270-330-011
270-330-022	270-210-069	270-210-070	270-210-073	270-210-074	270-240-073	270-330-043	270-330-044	270-330-047	270-330-048
270-330-049	270-350-076	270-210-071	270-210-072	270-330-050	270-330-051	270-330-012			



2,300 1,150 0 2,300 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: 270160023, APN: 270160023
DOR WIL ASSOC
9622 JAMES CIR
VILLA PARK CA 92667

ASMT: 270210052, APN: 270210052
PIERRE COUNTEE, ETAL
12417 JACARANDA WAY
RIVERSIDE, CA. 92503

ASMT: 270160024, APN: 270160024
CRAMER BROS
C/O WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

ASMT: 270210053, APN: 270210053
CHRISTOPHER RADOVICH, ETAL
12405 JACARANDA WAY
RIVERSIDE, CA. 92503

ASMT: 270160025, APN: 270160025
ANDRIANA KATELARI, ETAL
13220 EL SOBRANTE RD
RIVERSIDE, CA. 92503

ASMT: 270210054, APN: 270210054
MICHAEL DELATORRE
12393 JACARANDA WAY
RIVERSIDE, CA. 92503

ASMT: 270210001, APN: 270210001
GRATIUS FORD
17934 ORANGEWOOD LN
RIVERSIDE, CA. 92503

ASMT: 270210055, APN: 270210055
EMMA ESCAMILLA
12381 JACARANDA WAY
RIVERSIDE, CA. 92503

ASMT: 270210002, APN: 270210002
KARI PENDLETON, ETAL
17922 ORANGEWOOD LN
RIVERSIDE, CA. 92503

ASMT: 270210056, APN: 270210056
CANDY CODY, ETAL
18250 LAKEPOINTE DR
RIVERSIDE CA 92503

ASMT: 270210043, APN: 270210043
MEGHAN CONGER, ETAL
17913 ORANGEWOOD LN
RIVERSIDE, CA. 92503

ASMT: 270210057, APN: 270210057
ELVA SOSA, ETAL
19247 MOUNTAIN SHADOW LN
PERRIS CA 92570

ASMT: 270210051, APN: 270210051
NANCIE JOHNSON, ETAL
2585 HERITAGE DR
CORONA CA 92882

ASMT: 270210058, APN: 270210058
THERESA JONES, ETAL
12386 MIMOSA LN
RIVERSIDE, CA. 92503



ASMT: 270210059, APN: 270210059
TANYA GAY, ETAL
12398 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270210066, APN: 270210066
NOEL GOIN
12401 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270210060, APN: 270210060
JAMIL SWEISS
12410 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270210067, APN: 270210067
ROBERT GALVEZ, ETAL
12389 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270210061, APN: 270210061
MYLENE ESTES
12422 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270210068, APN: 270210068
CAROLINA ABKARIAN
12377 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270210062, APN: 270210062
LIZETH PISKULICH, ETAL
4055 LA JUNTA DR
CLAREMONT CA 91711

ASMT: 270210074, APN: 270210074
VICTORIA GROVE MAINTENANCE ASSN
C/O INLAND COMMUNITIES
7 UPPER NEWPORT PL NO 100
NEWPORT BEACH CA 92660

ASMT: 270210063, APN: 270210063
PREEMINENT INV CORP
14728 PIPELINE AVE STE B
CHINO HILLS CA 91709

ASMT: 270240014, APN: 270240014
ROBERT HARTNETT
39504 VILLAGE RUN DR
NORTHVILLE MI 48168

ASMT: 270210064, APN: 270210064
OMAR ONDOY
452 GREEN ORCHARD PL
RIVERSIDE CA 92506

ASMT: 270240015, APN: 270240015
ANTOYNETTE CHENAULT, ETAL
17950 CEDARWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270210065, APN: 270210065
JAMIE GUTIERREZ, ETAL
12413 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270240016, APN: 270240016
NIKOLE RUSHLOW, ETAL
17962 CEDARWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270240017, APN: 270240017
PHONETHIP MANNAVONG, ETAL
17963 BOXWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270240039, APN: 270240039
LORI VAUGHN, ETAL
12362 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270240018, APN: 270240018
JAIMI RUDD, ETAL
17951 BOXWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270240040, APN: 270240040
LARRY YANEZ
12365 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270240019, APN: 270240019
MARINA LOPEZ, ETAL
17939 BOXWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270240041, APN: 270240041
MARIA SOTELO, ETAL
23679 CALABASAS RD NO 768
CALABASAS CA 91302

ASMT: 270240020, APN: 270240020
ANDREA BECKWITH, ETAL
17927 BOXWOOD DR
RIVERSIDE, CA. 92503

ASMT: 270240042, APN: 270240042
KRISTIN ETHRIDGE, ETAL
12341 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270240036, APN: 270240036
KATHY KELLNER, ETAL
12357 JACARANDA WAY
RIVERSIDE, CA. 92503

ASMT: 270240043, APN: 270240043
PATRICIA HERNANDEZ, ETAL
12329 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270240037, APN: 270240037
SELENE DURAN, ETAL
12345 JACARANDA WAY
RIVERSIDE, CA. 92503

ASMT: 270240044, APN: 270240044
SEAN WALSH
8752 KENTVILLE ST
RIVERSIDE CA 92508

ASMT: 270240038, APN: 270240038
DORU POPA, ETAL
12350 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270240045, APN: 270240045
MELLO HRDLICKA, ETAL
P O BOX 52770
IRVINE CA 92619

ASMT: 270240046, APN: 270240046
BRIAN ALEMAN
12293 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270330008, APN: 270330008
GARY KUZAS
17966 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270240047, APN: 270240047
EMMA CLARKE, ETAL
12281 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270330009, APN: 270330009
DIPTI BHAKTA, ETAL
17978 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270240048, APN: 270240048
LAURA CONNOLLY, ETAL
12269 MIMOSA LN
RIVERSIDE, CA. 92503

ASMT: 270330010, APN: 270330010
EDUARDO GONZALEZ
17990 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270240073, APN: 270240073
VICTORIA GROVE MAINTENANCE ASSN
C/O INLAND COMMUNITIES
7 UPPER NEWPORT STE 100
NEWPORT BEACH CA 92660

ASMT: 270330011, APN: 270330011
ELLEN ALCALA, ETAL
12617 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330005, APN: 270330005
JENNIFER RATKOVICH, ETAL
17930 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270330012, APN: 270330012
YVONNE KNIGHT
C/O ROWE TRUST
2837 SANDBERG ST
RIVERSIDE CA 92506

ASMT: 270330006, APN: 270330006
HOLLY CROLEY, ETAL
17942 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270330013, APN: 270330013
DECA INV
12593 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330007, APN: 270330007
THUY MAI
16651 ORANGEWIND LN
RIVERSIDE CA 92503

ASMT: 270330014, APN: 270330014
DOLORES CASINO
12581 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330015, APN: 270330015
AMBER DIGANCI, ETAL
12569 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330022, APN: 270330022
TRICSHA VILLALTA
12485 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330016, APN: 270330016
AVIV WEIZMAN
1171 COLLETT AVE NO 225
RIVERSIDE CA 92505

ASMT: 270330023, APN: 270330023
TAMMY ACOSTA, ETAL
12473 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330017, APN: 270330017
RENEE BOCK, ETAL
C/O RENEE P BOCK
12545 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330024, APN: 270330024
HONG NGUYEN, ETAL
12461 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330018, APN: 270330018
AVINDER ARNEJA, ETAL
12533 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330025, APN: 270330025
VIRGINIA HERNANDEZ, ETAL
12458 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330019, APN: 270330019
PEARL AQUINO, ETAL
12521 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330026, APN: 270330026
MELANIE RECK, ETAL
12470 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330020, APN: 270330020
ALMA CASAS, ETAL
12509 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330027, APN: 270330027
YONG GOH, ETAL
12482 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330021, APN: 270330021
CRISTINA GUERRERO, ETAL
12497 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330028, APN: 270330028
TRUST, ETAL
C/O KATHY CURRY
100 N MINNESOTA ST
NEW ULM MN 56073

ASMT: 270330029, APN: 270330029
JOITA JACKSON, ETAL
17626 ANTONIO AVE
CERRITOS CA 90703

ASMT: 270330036, APN: 270330036
ANNETTE RASPUDIC, ETAL
12530 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330030, APN: 270330030
ROBYN COOKE, ETAL
12549 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270330037, APN: 270330037
VIVIAN GOMEZ, ETAL
12542 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330031, APN: 270330031
JACQUELINE GRAY, ETAL
12537 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270330038, APN: 270330038
AURORA JACINTO, ETAL
12554 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330032, APN: 270330032
BETTY OTJEN, ETAL
12525 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270330039, APN: 270330039
ESTHER MUKORA, ETAL
12566 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330033, APN: 270330033
DESPINA MIKHAIL, ETAL
12513 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270330040, APN: 270330040
BRIAN STLAURENT, ETAL
3557 GALETEA WAY
CORONA CA 92882

ASMT: 270330034, APN: 270330034
CASEY WENNER, ETAL
12506 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330041, APN: 270330041
MARITES HOLLAND, ETAL
12590 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330035, APN: 270330035
REBECCA YU, ETAL
12518 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330042, APN: 270330042
KAREN VOLLER, ETAL
12602 MANGO LN
RIVERSIDE, CA. 92503

ASMT: 270330051, APN: 270330051
WL VICTORIA GROVE ASSOC
19520 JAMBOREE STE 400
IRVINE CA 92612

ASMT: 270340012, APN: 270340012
JANET YOSHIDA, ETAL
451 LAWTON PL
HAYWARD CA 94544

ASMT: 270340001, APN: 270340001
CARLOS GALDAMEZ
17945 PEACH DR
RIVERSIDE, CA. 92503

ASMT: 270340013, APN: 270340013
FERNANDO VILLALPANDO, ETAL
12570 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340002, APN: 270340002
CHARLENE TRONCOSO, ETAL
17933 PEACH DR
RIVERSIDE, CA. 92503

ASMT: 270340014, APN: 270340014
JO VALADEZ, ETAL
12582 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340003, APN: 270340003
MERCEDES JIMENEZ, ETAL
17921 PEACH DR
RIVERSIDE, CA. 92503

ASMT: 270340015, APN: 270340015
LUZ RAMIREZ, ETAL
12594 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340009, APN: 270340009
DANA IMAI, ETAL
12522 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340016, APN: 270340016
NASHWA ABDELMASEH, ETAL
12585 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340010, APN: 270340010
TRAN ROJAS, ETAL
12534 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340017, APN: 270340017
LORINDA CLAYTON, ETAL
17959 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270340011, APN: 270340011
RENEE JOHNSON, ETAL
12546 NAVEL CT
RIVERSIDE, CA. 92503

ASMT: 270340018, APN: 270340018
EDWARD BROUSSARD, ETAL
17947 TANGERINE WAY
RIVERSIDE, CA. 92503

ASMT: 270340019, APN: 270340019
SEJAL DAMANI, ETAL
1407 EL MIRADOR DR
FULLERTON CA 92835

ASMT: 270350012, APN: 270350012
GEORGINA ARELLANO, ETAL
17997 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350006, APN: 270350006
CATHY DAVIS, ETAL
17925 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350013, APN: 270350013
MASHRUF AHMED
848 N RAINBOW BLV NO 4535
LAS VEGAS NV 89107

ASMT: 270350007, APN: 270350007
JULIO DAVILA
17937 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350014, APN: 270350014
HERLINDA BERGMAN, ETAL
17934 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350008, APN: 270350008
MARY BURCH, ETAL
17949 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350015, APN: 270350015
JOYCE SKALICKY, ETAL
17922 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350009, APN: 270350009
KIM BECK, ETAL
17961 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350016, APN: 270350016
ANTWAN DEPAUL
460 SHASTA CIR
CORONA CA 92881

ASMT: 270350010, APN: 270350010
DAVID MELONI, ETAL
17973 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350023, APN: 270350023
VERONICA ALFONSO, ETAL
12798 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350011, APN: 270350011
MARTHA GUTIERREZ, ETAL
17985 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350024, APN: 270350024
HEATHER COOKSEY, ETAL
12810 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350025, APN: 270350025
RIZWANA HOSSAIN, ETAL
12822 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350032, APN: 270350032
MALIK SIDNEY, ETAL
17891 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350026, APN: 270350026
SILVIA ARTEAGA, ETAL
12834 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350042, APN: 270350042
KEVIN NAVARRO
17896 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350027, APN: 270350027
GLORIA ROA, ETAL
12846 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350043, APN: 270350043
YOLANDA PEREZ, ETAL
17906 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350028, APN: 270350028
PAUL MILLER, ETAL
17931 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350044, APN: 270350044
NICOLE WILDER, ETAL
17916 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350029, APN: 270350029
JARROD KIMURA, ETAL
17921 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350045, APN: 270350045
BETH MANCHESTER, ETAL
17926 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350030, APN: 270350030
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17911 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350046, APN: 270350046
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2013 1 IH BORROWER
C/O INVITATION HOMES
901 MAIN ST STE 4700
DALLAS TX 75202

ASMT: 270350047, APN: 270350047
FRANCINE GUERRERO, ETAL
17946 ROBUSTA DR
RIVERSIDE, CA. 92503



ASMT: 270350048, APN: 270350048
ERNEST SANTANA
17956 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350055, APN: 270350055
SHARI LARA, ETAL
12819 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350049, APN: 270350049
ARON STANCU, ETAL
17966 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350056, APN: 270350056
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18534 TOEHEE ST
PERRIS CA 92570

ASMT: 270350050, APN: 270350050
CARLOS FRANQUEZ
17976 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350057, APN: 270350057
MARY ARENDAL, ETAL
12795 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350051, APN: 270350051
BRANDY PARKER, ETAL
17986 ROBUSTA DR
RIVERSIDE, CA. 92503

ASMT: 270350060, APN: 270350060
SHEA HOMES LTD PARTNERSHIP
1250 CORONA POINTE STE 600
CORONA CA 92879

ASMT: 270350052, APN: 270350052
MARY FASSLER, ETAL
2341 RED OAK DR
SANTA ROSA CA 95403

ASMT: 270350070, APN: 270350070
SOUTHERN CALIFORNIA EDISON CO
C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

ASMT: 270350053, APN: 270350053
KAMLIN POST, ETAL
12843 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350071, APN: 270350071
LOURDES CHUMACERO
17913 ALOE LN
RIVERSIDE, CA. 92503

ASMT: 270350054, APN: 270350054
JENNIFER BONALES, ETAL
C/O JENNIFER L BONALES
12831 TARRAGON WAY
RIVERSIDE, CA. 92503

ASMT: 270350076, APN: 270350076
VICTORIA GROVE MAINTENANCE ASSN
11830 PIERCE ST STE 300
RIVERSIDE CA 92505

APP/OWN/ENG LABELS PP25255

**AT&T
16150 Scientific Way
Irvine, CA 92618**

**Coastal Business Group
16150 Scientific Way
Irvine, CA 92618**

**MWD
P.O. Box 54153
Los Angeles, CA 90054**

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1210714

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: ATT \$64.00
paid by: CK 10680
EA42562
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE
at parcel: 12725 EL SOBRANTE RD RIV
appl type: CFG3

By _____ Nov 26, 2012 14:16
MGARDNER posting date Nov 26, 2012

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

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

COUNTY OF RIVERSIDE ~~PERMIT~~* REPRINTED * R1302807
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

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: ATT \$2,156.25
paid by: CK 11070
EA42562
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE
at parcel: 12725 EL SOBRANTE RD RIV
appl type: CFG3

By _____ Mar 28, 2013 15:06
MGARDNER posting date Mar 28, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1506328

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: ATT \$53.75
paid by: RC 7234605
EA42562
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE
at parcel: 12725 EL SOBRANTE RD RIV
appl type: CFG3

By _____ Jun 04, 2015 14:30
ADANIELS posting date Jun 04, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$53.75

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1603228

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: ATT \$.25
paid by: CASH
EA42562
paid towards: CFG05939 CALIF FISH & GAME: DOC FEE
at parcel: 12725 EL SOBRANTE RD RIV
appl type: CFG3


By _____ Mar 21, 2016 15:29
MGARDNER posting date Mar 21, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$.25

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

Agenda Item No.: 4.1
Area Plan: Southwest Area
Zoning Area: French Valley
Supervisory District: Third
Project Planner: Russell Brady
Director's Hearing Date: September 12, 2016

General Plan Amendment No. 1163, Specific
Plan No. 312, Amendment No. 2, Change of
Zone No. 7898, Tentative Tract No. 37053
Environmental Assessment No. 42868
Applicant: Riverside Mitland 03 LLC
Engineer/Representative: T&B Planning, Inc.


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the project's potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on August 22, 2016 and will run for thirty (30) consecutive days which is scheduled to conclude on September 20, 2016.

LOCATION :

The project site is located in the Community of French Valley in the Southwest Area\ Area Plan in Western Riverside County; more specifically, northerly of Winchester Road, southerly of Keller Road, easterly of Briggs Road, westerly of Leon Road

EXISTING CONDITIONS:

The entire proposed specific plan area is comprised of approximately 605.7 acres of land. The area for current analysis encompasses approximately 221.7 acres, including 22.8 acres proposed to be added to the specific plan area. The land is topographically flat and level at an elevation ranging from 1,378 feet above mean sea level (AMSL) in the southernmost portion of the project site to approximately 1,440 feet AMSL in the northern portion of the site.

The surrounding area is a mixture of residential, vacant and low density residential land uses. The southern portion of the Specific Plan has been developed with primarily residential land uses. There is rural residential and vacant land north of the project site, one-family dwellings exist in the south and west, and to the east and west some vacant land.

PROJECT DESCRIPTION:

The proposed project consists of applications Specific Plan No. 312 Amendment No. 2 (SP00312A2), General Plan Amendment No. 1163 (GPA01163), Change of Zone No. 7898 (CZ07898), and Tentative Tract Map No. 37053 (TR37053), each described below.

SP00312A2 proposes to revise the portion of the French Valley Specific Plan land use plan located north of Baxter Road to increase total acreage of the Specific Plan by 22.8 acres, increase total dwelling units by 149 units, reconfigure planning area boundaries, renumber planning areas, add park facilities, and relocate the proposed elementary school from the central portion to the northeast portion of the Specific Plan. The original Specific Plan (SP00312) encompassed 607.8 acres, 1,793 dwelling units, a 1.7-acre commercial site, and two school sites totaling 20 acres. Approved Amendment No. 1 to the Specific Plan (SP00312A1) decreased the acreage to 605.7 acres to reflect the 1.7 acre commercial site being annexed into the City of Murrieta, decreased the residential acreage from 456.7 to 448.4 reduced the total number of dwelling units from 1,793 to 1,671, and removed one school site reducing the school acreage to 10.4 acres.

GPA01163 would change the Riverside County General Plan to amend the land use designations of the subject property to provide consistency with the land uses proposed as part of SP00312A2. GPA01163 also encompasses the 22.8 acres that would be added to the west and northeast portions of the Specific Plan.

CZ07898 would establish the planning area boundaries, permitted uses and development standards for the 22.8 acres proposed to be incorporated into SP No. 312, and would modify existing planning area boundaries, permitted uses, and development standards for the affected planning areas as part of SP00312A2.

TR37053 would subdivide the subject property into specific lot configurations within each planning area to allow for proposed development. TR37053 would establish a subdivision of 842 total lots—753 of which would be residential lots—while the remaining 89 lots are proposed for open space, parks, trails, landscape, water quality retention basins, and the school site.

SUMMARY PROJECT DATA:

- | | |
|---------------------------------------|--|
| 1. Existing General Plan Land Use: | The Project site is currently designated: Community Development: Low Density Residential (RC:LDR)(for area to be added to the SP), Community Development: Medium Density Residential (CD: MDR), Open Space: Conservation (OS:C), Open Space: Recreation (OS:R), Rural: Rural Residential (R:RR). |
| 2. Surrounding General Plan Land Use: | Rural: Rural Residential (R:RR) to the north, west, and east, Community Development: Medium Density Residential (CD:MDR) to the east, west, and south. Open Space: Conservation (OS:C) to |

- | | |
|----------------------------|---|
| 3. Existing Zoning: | the south, City of Menifee to the north.
SP Zone (French Valley Specific Plan Number 312), Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the east, Light Agriculture 2 ½ acre minimum (A-1-2 ½) to the north, Light Agriculture 10 acre minimum (A-1-10) to the west, A-2-10 to the west, Residential Agricultural 5 acre minimum (R-A-5) to the west, Heavy Agriculture 10 acre minimum (A-2-10) to the west, One Family Dwellings (R-1) to the west and east, and SP zone to the south. |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Rural Residential to the north, east, and west, vacant to the north, east and west, one family dwellings to the south. |
| 7. Project Data: | Total Acreage: 605.7 gross acres (entire specific plan)
Total Proposed Residential Lots: 753
Proposed Min. Lot Size: 5,000 feet
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

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

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and

public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. A WRCMSHCP Cell Group;
 - c. A Fault Zone;
 - d. A 100-year flood plain, an area drainage plan, or dam inundation area; or
 - e. A high fire area;
3. The project site is located within:
 - a. The City of Murrieta sphere of influence;
 - b. The French Valley Airport Influence Area;
 - c. An area with low potential for liquefaction;
 - d. An area susceptible to subsidence;
 - e. Riverside County Parks and Recreation District; and
 - f. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 480-670-031, 480-660-016, 480-020-035, 480-020-032, 480-020-021, 480-010-026, 480-010-025, 480-020-014, 480-010-024, 480-020-013, 480-010-023, 480-010-022, 480-020-011, 480-020-010, 480-010-019, 480-020-009, 480-010-018, 480-010-017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: French Valley Specific Plan No. 312 Amendment No. 2

Lead Agency: County of Riverside

Contact Person: Russell Brady

Mailing Address: 4080 Lemon Street 12th Floor P.O. Box 1409

Phone: (951) 955-3025

City: Riverside

Zip: 92502-1409

County: Riverside

Project Location: County: Riverside

City/Nearest Community: Menifee

Cross Streets: Southwest of the intersection of Keller Road and Leon Road

Zip Code: 92563

Longitude/Latitude (degrees, minutes and seconds): 33 ° 37 ' 26 " N / 117 ° 07 ' 25.7 " W Total Acres: 221.7

Assessor's Parcel No.: See attached sheet

Section: 30

Twp.: 6S

Range: 2W

Base: SB

Within 2 Miles: State Hwy #: 79

Waterways: Warm Springs Creek

Airports: French Valley

Railways: N/A

Schools: See attached sheet

Document Type:

CEQA: [X] NOP

[] Draft EIR

NEPA: [] NOI

Other: [] Joint Document

[] Early Cons

[] Supplement/Subsequent EIR

[] EA

[] Final Document

[] Neg Dec

(Prior SCH No.)

[] Draft EIS

[] Other:

[] Mit Neg Dec

Other:

[] FONSI

Local Action Type:

[] General Plan Update

[X] Specific Plan

[X] Rezone

[] Annexation

[X] General Plan Amendment

[] Master Plan

[] Prezone

[] Redevelopment

[] General Plan Element

[] Planned Unit Development

[] Use Permit

[] Coastal Permit

[] Community Plan

[] Site Plan

[] Land Division (Subdivision, etc.)

[X] Other: Tract Map

Development Type:

[X] Residential: Units 753

Acres 164.9

[] Office: Sq.ft.

Acres

Employees

[] Transportation: Type

[] Commercial: Sq.ft.

Acres

Employees

[] Mining: Mineral

[] Industrial: Sq.ft.

Acres

Employees

[] Power: Type

MW

[X] Educational: 11.6-acre elementary school

[] Waste Treatment: Type

MGD

[X] Recreational: 11.0 acres

[] Hazardous Waste: Type

[] Water Facilities: Type

MGD

[] Other:

Project Issues Discussed in Document:

[X] Aesthetic/Visual

[] Fiscal

[X] Recreation/Parks

[] Vegetation

[X] Agricultural Land

[X] Flood Plain/Flooding

[X] Schools/Universities

[X] Water Quality

[X] Air Quality

[X] Forest Land/Fire Hazard

[] Septic Systems

[X] Water Supply/Groundwater

[X] Archeological/Historical

[X] Geologic/Seismic

[X] Sewer Capacity

[X] Wetland/Riparian

[X] Biological Resources

[X] Minerals

[X] Soil Erosion/Compaction/Grading

[] Growth Inducement

[] Coastal Zone

[X] Noise

[X] Solid Waste

[X] Land Use

[X] Drainage/Absorption

[X] Population/Housing Balance

[X] Toxic/Hazardous

[X] Cumulative Effects

[] Economic/Jobs

[X] Public Services/Facilities

[X] Traffic/Circulation

[] Other:

Present Land Use/Zoning/General Plan Designation:

See attached sheet

Project Description: (please use a separate page if necessary)

See attached sheet

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

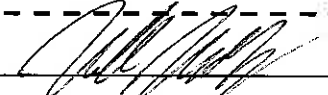
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|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date August 19, 2016 Ending Date September 18, 2016

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Riverside Mitland 03, LLC</u>
Address: <u>17542 East 17th Street Suite 100</u>	Address: <u>3200 Park Center Drive, Suite 1000</u>
City/State/Zip: <u>Tustin, CA 92780</u>	City/State/Zip: <u>Costa Mesa, CA 92626</u>
Contact: <u>Jer Harding</u>	Phone: <u>(714) 200-1603</u>
Phone: <u>(714) 505-6360</u>	

Signature of Lead Agency Representative:  Date: 8/17/16

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

FRENCH VALLEY SPECIFIC PLAN

GENERAL PLAN AMENDMENT NO. 01163 (GPA01163)
SPECIFIC PLAN NO. 312, AMENDMENT No.2 (SP00312A2)
CHANGE OF ZONE NO. 07898 (CZ07898)
TENTATIVE TRACT MAP NO. 37053 (TR37053)

ENVIRONMENTAL ASSESSMENT No. 42868

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

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3200 PARK CENTER DRIVE, SUITE 1000
COSTA MESA, CA 92626

CEQA CONSULTANT:



T&B PLANNING, INC.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780

PUBLIC REVIEW DRAFT

July 21, 2016

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
A-1	Light Agriculture (Zoning Classification)
A-2	Heavy Agriculture (Zoning Classification)
AB-32	Assembly Bill 32
AB-52	Assembly Bill 52
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CASSA	Criteria Area Species Survey Area
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CD	Community Development (General Plan Foundation Component)
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH ₄	Methane
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CO ₂	Carbon Dioxide
CSA	Community Service Area
CWA	Clean Water Act
cy	Cubic Yards
CZ	Change of Zone
du/ac	dwelling units per acre
EA	Environmental Assessment
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EO	Executive Order
ESA	Environmental Site Assessment
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GIS	Geographic Information Systems
GPA	General Plan Amendment

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
HCP	Habitat Conservation Plan
I	Interstate
IRWMP	Integrated Regional Water Management Plan
LDR	Low Density Residential
LU	Land Use
MDR	Medium Density Residential (General Plan Land Use Designation)
MHDR	Medium High Density Residential (General Plan Land Use Designation)
MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
ND	Negative Declaration
No.	Number
NO ₂	Nitrogen Dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
Ord	Ordinance
OS-C	Open Space – Conservation (General Plan Land Use Designation)
OS-R	Open Space – Recreation (General Plan Land Use Designation)
OS-W	Open Space – Water (General Plan Land Use Designation)
PF	Public Facility-School (General Plan Land Use Designation)
PM	Particulate Matter
R-1	One Family Residential (Zoning Classification)
R-5	Open Area Combining Zone- Residential Developments (Zoning Classification)
R-A	Residential Agriculture (Zoning Classification)
R-A-5	Rural Agricultural (Zoning Classification)
RR	Rural Residential (General Plan Land Use Designation)
R-R	Rural Residential (Zoning Classification)
R-R-2 ½	Rural Residential (Zoning Classification)
RWQCB	Regional Water Quality Control Board
SB-18	Senate Bill 18
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
s.f.	square feet or square foot
SOI	Sphere of Influence
SP	Specific Plan
SPA	Specific Plan Amendment

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
sq. ft.	square feet
SWPPP	Storm Water Pollution and Prevention Plan
TR/TTM	Tentative Tract Map
UWMP	Urban Water Management Plan
VWRPD	Valley-Wide Recreation and Parks District
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed French Valley Specific Plan No. 312 Amendment #2 project (SP 312A2, the "Project") to affect the physical environment. The existing approved Specific Plan No. 312 (SP 312) encompasses approximately 605.7 acres of land, generally located south of Keller Road, west of Leon Road, north of Los Alamos Road, and generally east of Lasker Lane. As shown on Figure 1-1, *Existing Specific Plan Land Use Designations*, under existing conditions the approved SP 312 allows for the development of 1,671 dwelling units on 448.4 acres, with minimum lot sizes ranging from 5,000 square feet (s.f.) to 8,000 s.f. in size; a school site on 10.4 acres; parks/recreation on 37.0 acres; drainage and detention basins on 45.8 acres; conserved open space on 19.8 acres; and major roadways on 41.3 acres. The proposed Project seeks to modify approximately 221.7 acres located in northern portions of the Specific Plan, including existing Planning Areas 2E, 2F, 3C, 3D, 3E, 22, 24, 26, 27, 28, 29, 30, 21, 32, and 33 (refer to Figure 1-1). Additionally, as part of the Project approximately 22.8 acres (including 21.9 acres in the northeast portion of the site, 0.7 acre along the western Project boundary north of Baxter Road, and 0.2 acres to along the eastern boundary of the Project site to the south and west of the existing off-site EMWD facility) would be added to the boundaries of SP 312, increasing the size of the Specific Plan area from 605.7 acres to 628.5 acres. For purposes of analysis herein, the "Project site" is defined as the 221.7 acres proposed for change by SP 312A2, including approximately 198.9 acres within the existing approved SP 312 and the additional 22.8 acres planned to be added to the boundaries of SP 312 as part of the Project. Within the 221.7-acre Project site, the total number of dwelling units would increase from 604 units on 158.0 acres to 753 units on 164.9 acres; area devoted to school use would increase from 10.4 acres to 11.6 acres; areas planned for parks and recreational facilities would increase from 7.6 acres to 11.0 acres; open space/drainage areas would be decreased from 17.2 acres to 12.2 acres; and area devoted to major roadways would increase from 5.7 acres to 17.7 acres. Discretionary applications currently under consideration by Riverside County include a General Plan Amendment (GPA01163), Change of Zone (CZ07898), a second amendment to the French Valley Specific Plan (SP 312A2), and a Tentative Tract Map (TR37053).

As part of Riverside County's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared on behalf of and representing the independent judgment of the Riverside County Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the IS determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

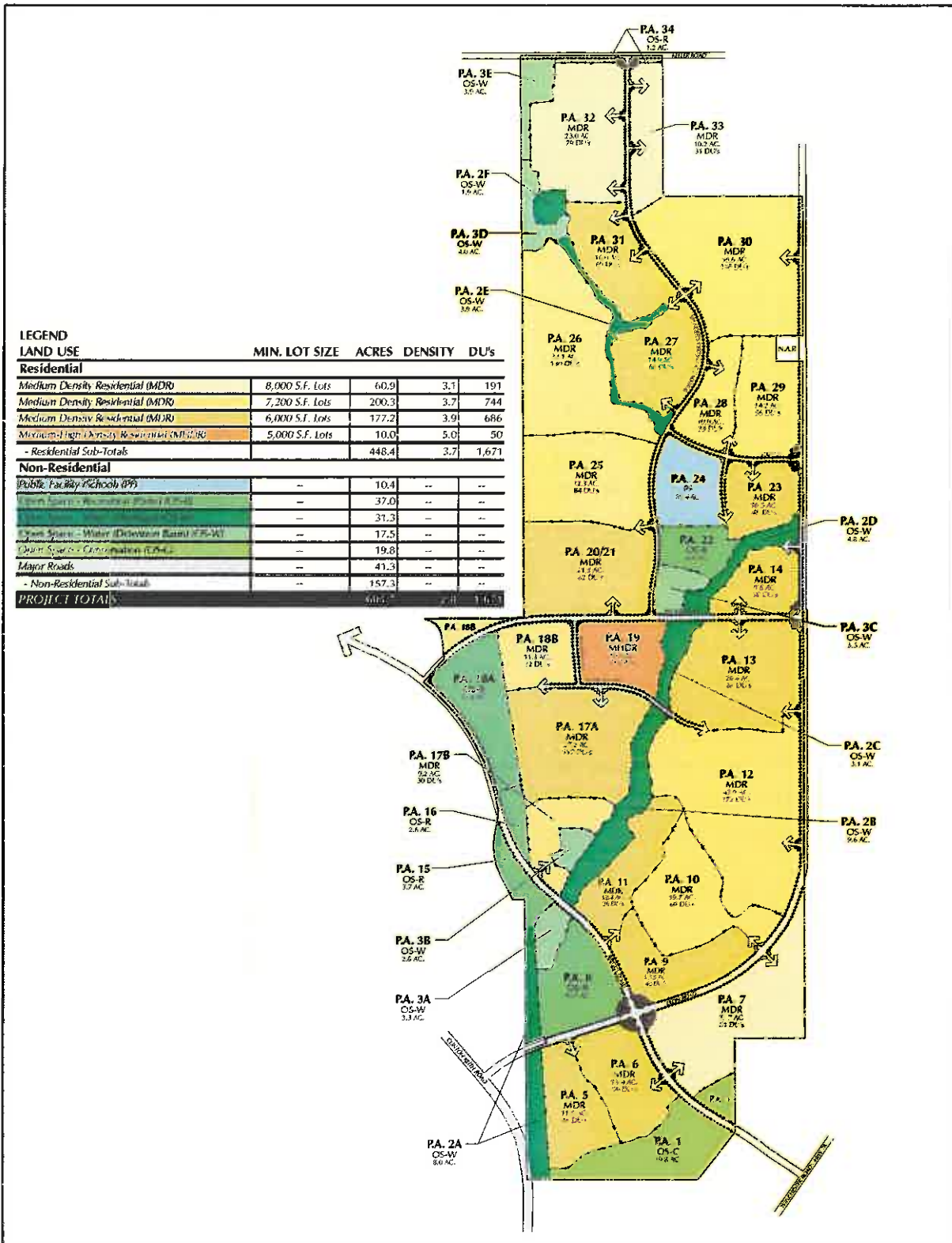
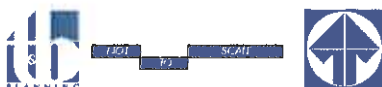


Figure I-1

**EXISTING SPECIFIC PLAN
LAND USE PLAN DESIGNATIONS**



1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

Riverside County prepared the proposed Project's Initial Study (IS) Checklist as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Section 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

1. **Potentially Significant Impact.** This response is used to indicate that there is substantial evidence that the Project would result in an effect that may be significant.
2. **Less than Significant with Mitigation Incorporated.** This response is used to indicate that incorporation of mitigation measures would reduce an effect from "Potentially Significant Impact" to a "Less Than Significant Impact."
3. **Less-than-Significant Impact.** This response is used to indicate that the Project result in less-than-significant impacts.
4. **No Impact.** This response is used to indicate that the Project would not create an impact in that particular environmental category. "No Impact" answers need to be adequately supported by information which shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

1.3 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise
- Population/ Housing
- Public Services
- Recreation (Trails)
- Transportation/Traffic
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

2.0 PROJECT DESCRIPTION AND SETTING

2.1 PROJECT LOCATION

The existing approved 605.7-acre French Valley Specific Plan No. 312 (SP 312) is located in the “French Valley” area of unincorporated Riverside County. French Valley is located within the southwestern portion of Riverside County and is characterized by scattered unnamed hills on the west and the Tocalota Hills on the east. The southern end of French Valley opens into the Murrieta Valley which is enclosed by the Elsinore and Agua Tibia Mountains. The mountains physically separate western Riverside County from Orange County and the Pacific coast (Figure 2-1, *Regional Map*).

As depicted on Figure 2-2, *Vicinity Map*, the existing SP 312 is located approximately 2.5 miles east of Interstate 215 (I-215), approximately one mile north of the City of Temecula, immediately north of the City of Murrieta, and approximately five (5) miles east of the City of Wildomar. The City of Menifee borders a portion of the existing SP 312 boundary to the north. Access to the SP 312 site is currently available via Leon Road, Keller Road, and Baxter Road. Access to the SP 312 site also is presently available from State Highway 79 (Winchester Road) which provides primary access to Temecula and Hemet.

The Project under consideration in this Initial Study would affect the approved land use designations for approximately 198.9 acres of the northern portions of SP 312, and would add approximately 22.8 acres to the boundaries of SP 312. This 221.7-acre area, referred to herein as the “Project site,” is located north of Baxter Road, east of Lasker Lane, south of Keller Road, and west of Leon Road (refer to Figure 2-2). The remaining approximately 406.8 acres within the approved SP 312 would not be affected by the proposed Project and are not considered to be a part of the 221.7-acre Project site evaluated in this Initial Study.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

As shown on Figure 2-3, *USGS Topographic Map*, and Figure 2-4, *Aerial Photograph*, the 221.7-acre Project site is relatively flat, ranging from 1,378 feet above mean sea level (amsl) in the southernmost portion of the Project site to approximately 1,440 feet amsl in the northern portion of the site. The Project site comprises those areas affected by French Valley Specific Plan No. 312 Amendment #2 and/or Tentative Tract Map 37053, which includes the northern 198.9 acres of the approved French Valley Specific Plan Area (SP No. 312), a 21.9-acre addition area in the northeast portion of the Specific Plan, a 0.7-acre addition area located along the western Specific Plan boundary (along the western boundary of proposed Planning Area 26), and 0.2 acre of land added to the eastern boundary of the Specific Plan to the south and west of the existing off-site EMWD property. The Project site remains predominantly undeveloped, and has been heavily disturbed by past agricultural uses. Keller Road and Flossie Way bound the Project site to the north; Leon Road bounds the Project site to the east; Baxter Road bounds the Project site to the south; and Lasker Lane bounds the Project site to the west.

The Project site is located in an urbanizing area of western Riverside County, just north of the City of Murrieta and south of the City of Menifee. Land uses to the north of the Project site include a mix of rural residential and generally disturbed undeveloped land. Land uses to the east of the Project site consist of several rural residential uses and a residential community that is currently under construction pursuant to Tentative Tract Map No. 32185. Residential land uses constructed as part of SP No. 312 are located to the south of the Project site, and a tributary to Warm Springs Creek traverses the southernmost portion of the Project site and runs in a northeast to southwest direction. Land uses to the west of the Project site include a single-family residential community that is currently under construction, to the north of which are rural residential uses and open space. The French Valley Airport is located 2.0 miles south

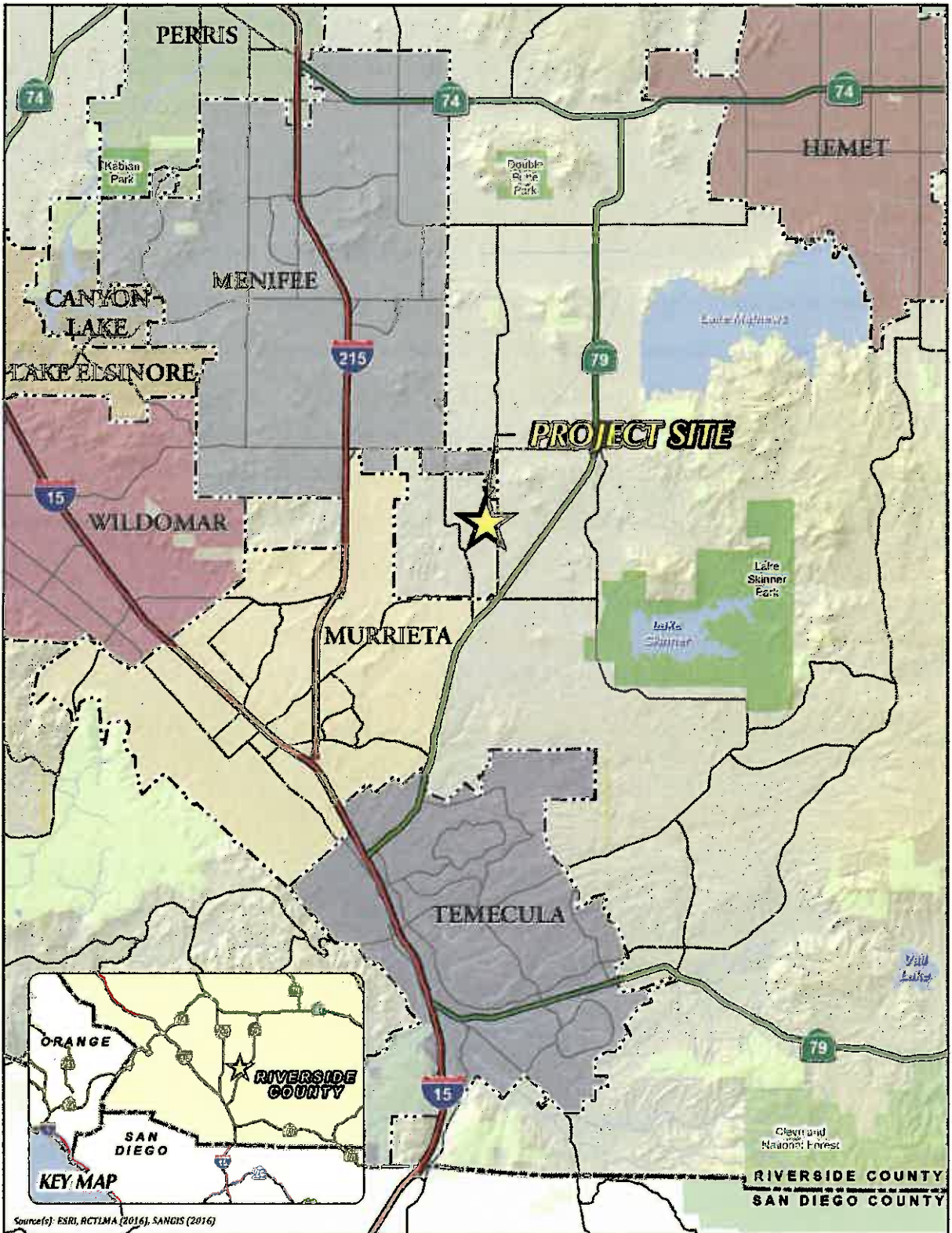
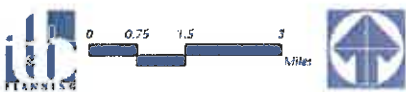


Figure 2-1



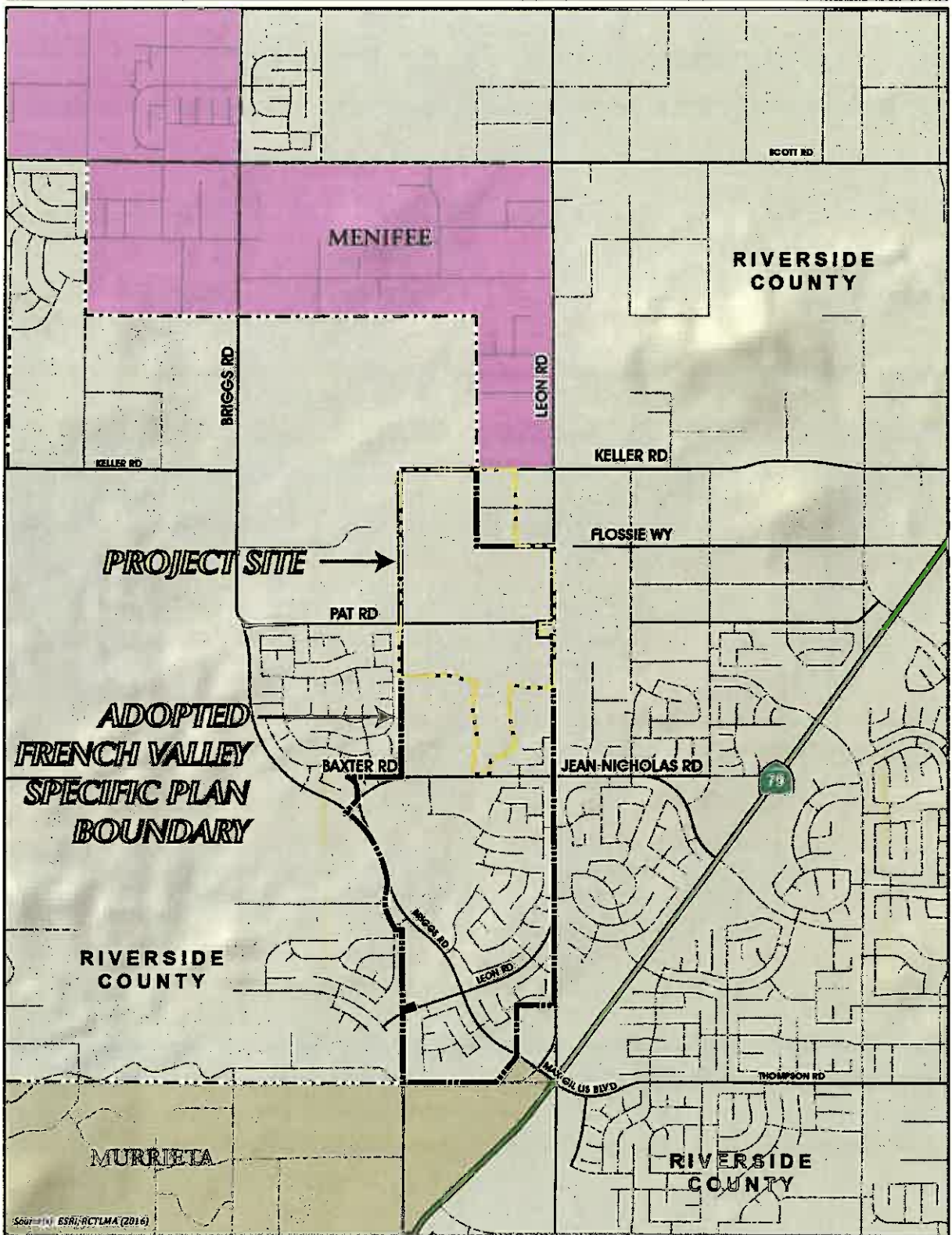
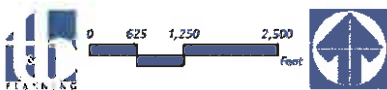


Figure 2-2



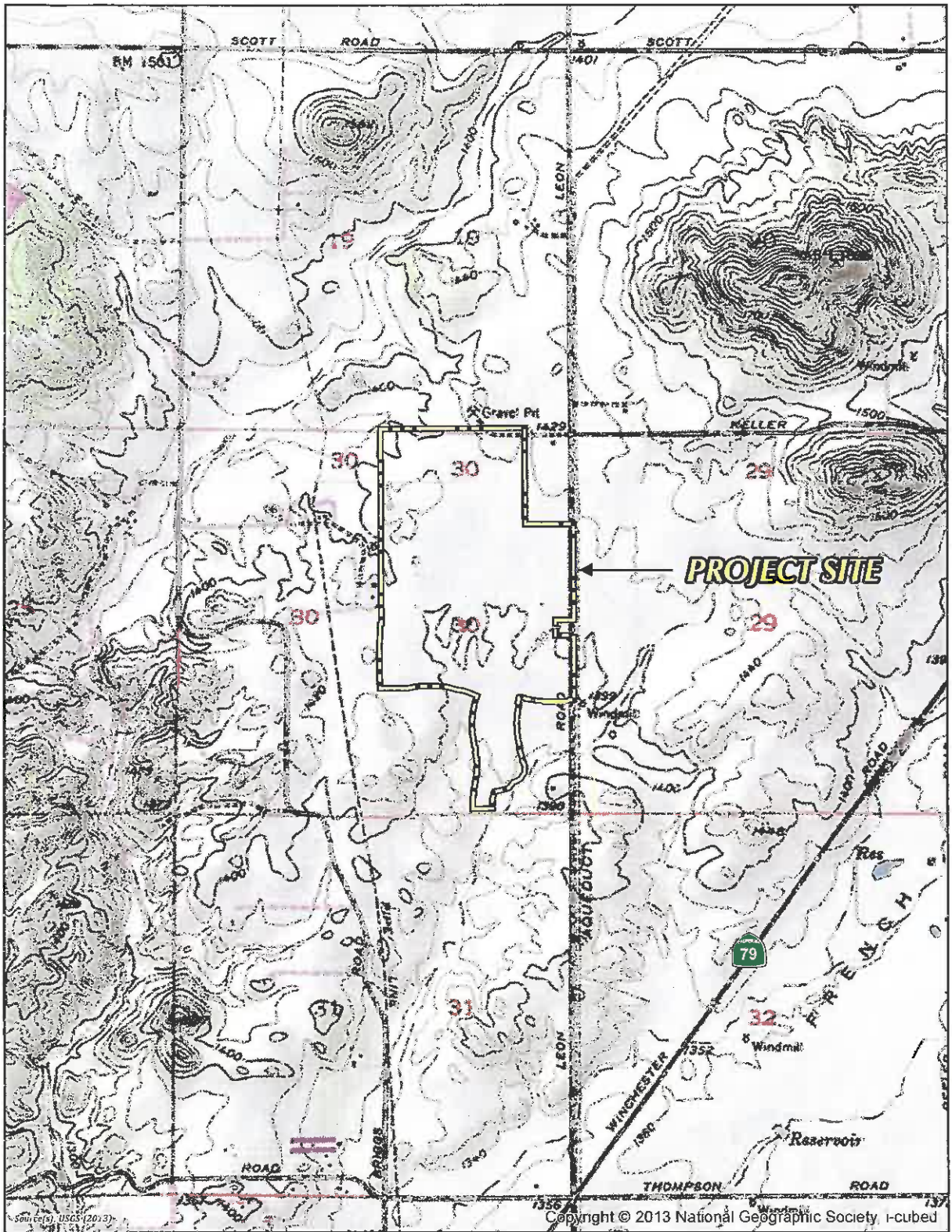


Figure 2-3

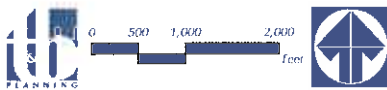
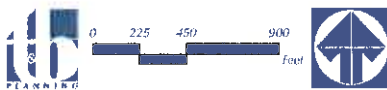




Figure 2-4



of the project site, east of Winchester Road/Highway 79, south of Auld Road and north of Borel Road.

2.3 EXISTING GENERAL PLAN DESIGNATIONS AND ZONING

As shown in Figure 2-5, *Existing General Plan Land Use Designations*, the Riverside County General Plan Land Use Map designates approximately 169.6 acres of the Project site for “Medium Density Residential (MDR)” land use, which allows for a density range of 2-5 dwelling units per acre (du/ac), typically permitting a minimum lot size of 5,500 to 20,000 square feet (s.f.) (Riverside County, 2015c, p. LU-46). A 19.5-acre area of land on the northwest portion of the Project site, as well as approximately 3.4 acres in the southernmost portion of the Project site, are designated as “Open Space-Conservation (OS-C),” which is applied to land designated for “preservation of non-MSHCP habitat lands, protection from natural hazards, and preservation of scenic and other natural resources” (Riverside County, 2015c, p. LU-56). A 6.8-acre area of land on the southern portion of the Project site is designated as “Open Space-Recreation (OS-R),” which allows for “active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks” (Riverside County, 2015c, p. LU-56). A 2.2-acre strip of land along the northern boundary of the Project site is designated as “Rural Residential (RR)” by the General Plan, which allows for “one single family residence per five acres, as well as limited animal keeping and agricultural activities” (Riverside County, 2015c, p. LU-53). A 21.9-acre area of land in the northeast corner of the Project site is designated as “Low Density Residential (LDR),” which allows for 1-2 du/ac, and permits limited agricultural uses (Riverside County, 2015c, p. LU-45; RCIT, 2016). Although the above description accurately describes the land use designations applied to the Project site by the Riverside County General Plan Land Use Map, pursuant to General Plan Land Use Element Policy LU 1.10, “[t]he Area Plan designations of properties within adopted Specific Plans are provided for informational and illustrative purposes only. The actual designations of land are as specified in the applicable Specific Plan document” (Riverside County, 2015c, p. LU-18). Please refer to the description of the site’s existing Specific Plan land use designations below in Subsection 2.4.1 for a description of the land use designations that currently apply to a majority of the Project site (note that the existing Specific Plan Land Use Plan does not include the 22.8 acres of land to be added to the northeast, eastern, and western boundaries of the adopted Specific Plan).

As shown on Figure 2-6, *Existing Zoning Classifications*, the majority of the Project site (200.9 acres) is zoned as “SP Zone” pursuant to the approved French Valley Specific Plan No. 312. Two parcels comprising a 21.9-acre area of land in the northeast corner of the Project site, along with a 0.7-acre area of land located west of proposed Planning Area 26, are not currently located within SP No. 312, and are zoned as “Rural Residential (R-R)” and “Open Area Combining Zone, Residential Developments (R-5),” respectively. The R-R zoning classification allows for 5-acre minimum lot size and allows for limited animal keeping and agricultural uses while the R-5 classification prohibits residential construction and allows for certain uses upon approval of a plot plan. (RCIT, 2016; Riverside County, 2016a)

The County of Riverside initially approved the French Valley Specific Plan on June 5, 2001. The originally approved Specific Plan provided for the development of a 607.8-acre site with 1,793 residential units. On December 3, 2013, the Riverside County Board of Supervisors approved Amendment No. 1 to the French Valley Specific Plan No. 312, which decreased the site acreage by 2.1 acres, from 607.8 to 605.7, and reduced the total number of dwelling units permitted within the Specific Plan Area from 1,793 to 1,671. The currently-approved land use plan was previously depicted on Figure 1-1, *Existing Specific Plan Land Use Designations*.

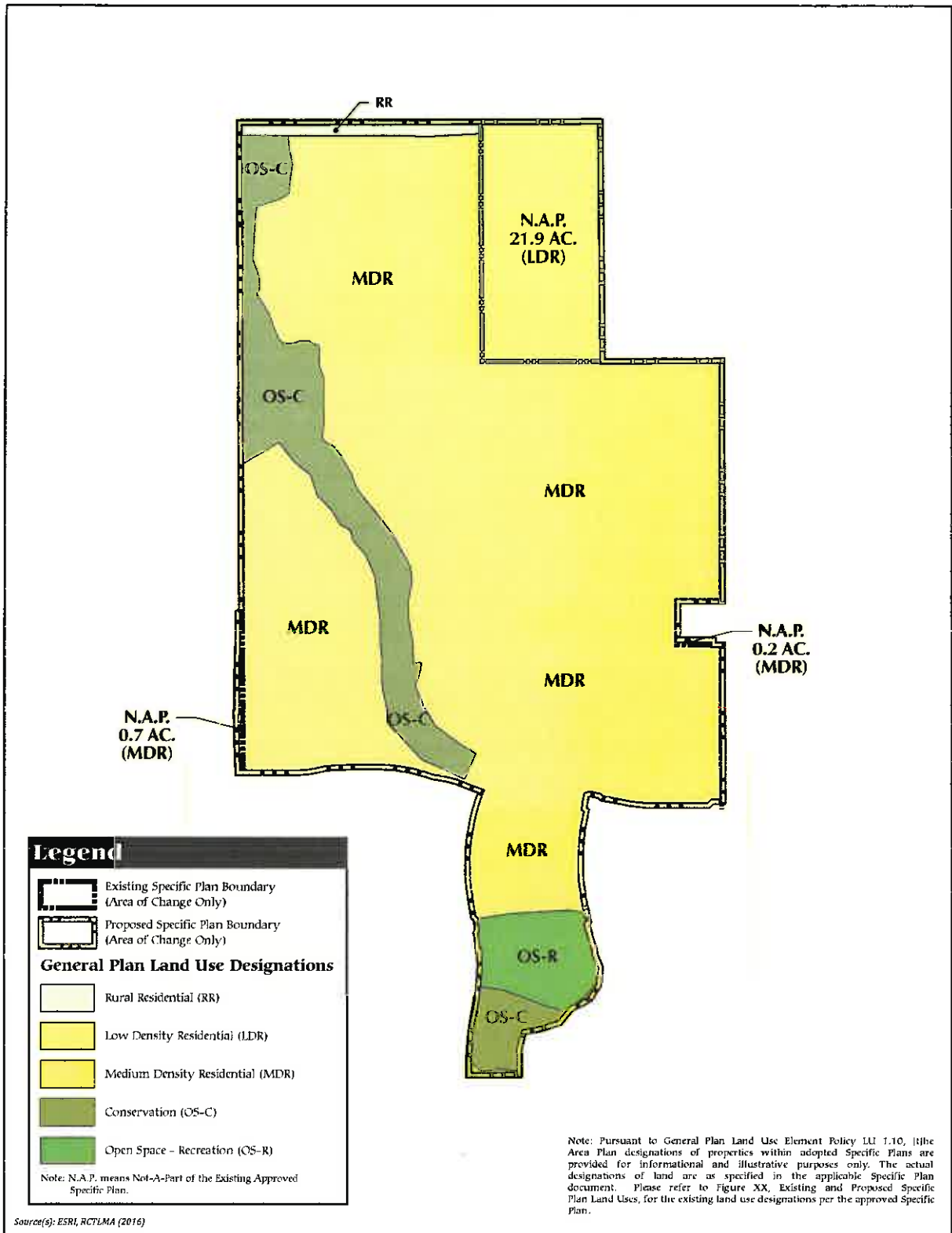
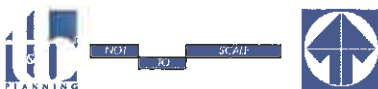


Figure 2-5



**EXISTING GENERAL PLAN
LAND USE DESIGNATIONS**

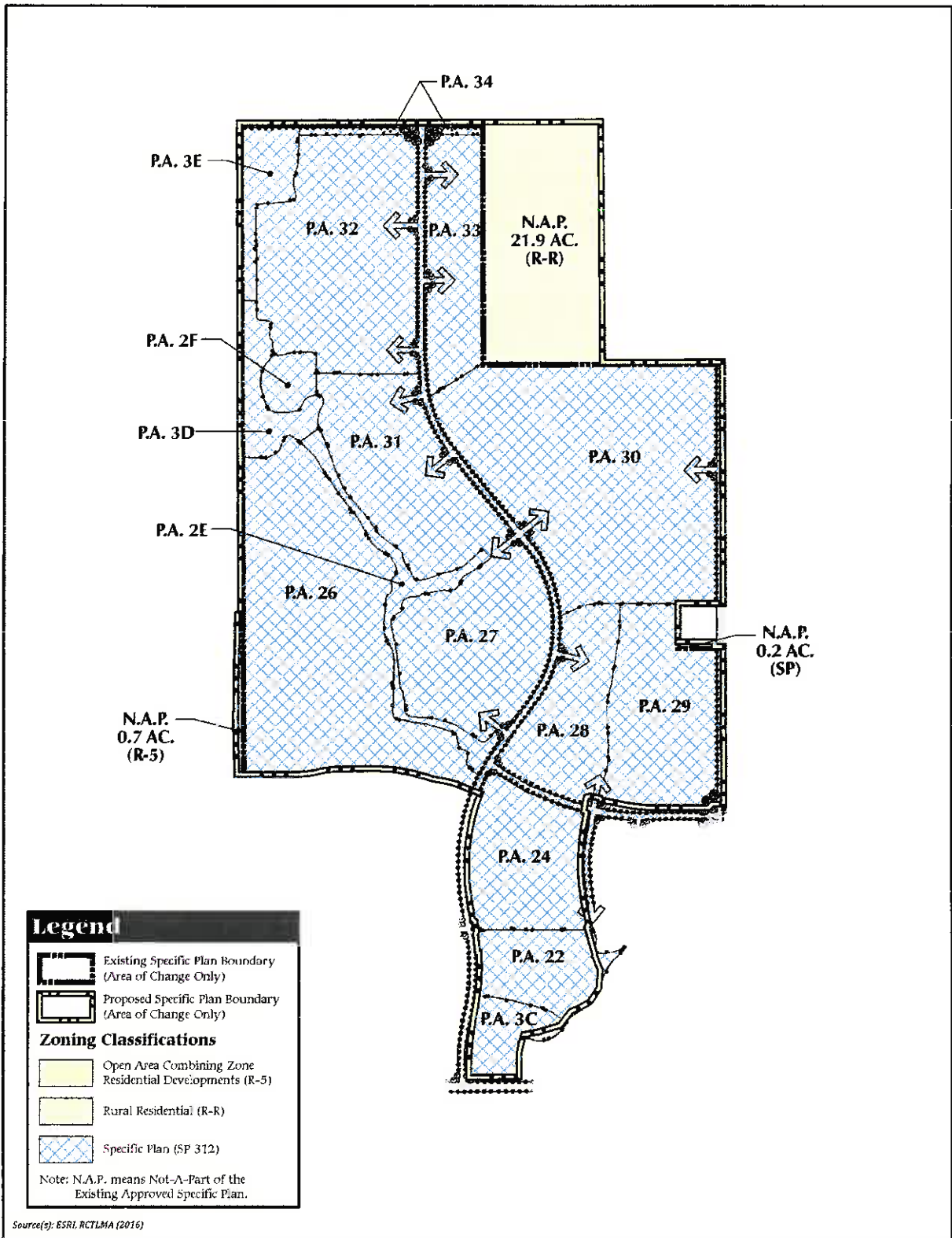
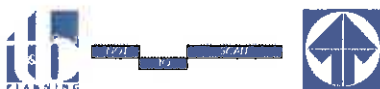


Figure 2-6



EXISTING ZONING CLASSIFICATIONS

2.4 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for General Plan Amendment No. 1163(GPA01163), Specific Plan No. 312 Amendment No. 2 (SP 312A2), Tentative Tract Map No. 37053 (TR37053), and Change of Zone No. 7898 (CZ07898). Approval of these applications would allow for development of the Project site with up to 753 dwelling units on 164.9 acres, 11.0 acres of recreational open space, 12.2 acres of water quality detention basins, 4.3 acres of open space conservation areas, an 11.6-acre school site, internal roadways on approximately 17.7 acres, and associated utilities infrastructure. Provided below is a brief description of the proposed Project's discretionary applications.

2.4.1 Specific Plan No. 312 Amendment No. 2

A. *Specific Plan Land Uses*

Figure 2-7, *Existing and Proposed Specific Plan Land Uses (Area of Change Only)*, compares the land uses currently planned for the site as part of the existing approved SP No. 312 with the land uses proposed as part of the proposed second amendment to the French Valley Specific Plan (SP 312A2). As depicted on Figure 2-7, SP 312A2 proposes the following modifications:

- Increase in the total acreage encompassed by SP No. 312 from 605.7 acres to 628.5 acres through the addition of 21.9 acres to the northeastern portion of the SP No. 312 area, 0.2 acre to the eastern portion of the SP No. 312 area, and 0.7 acre along the western boundary of SP No. 312.
- Increase in the total target dwelling unit count allocated to SP No. 312 by 149 units, thereby increasing the total number of units allowed within the entire Specific Plan from 1,671 units to a total of 1,820 units. Within the 221.7-acre Project site, a total of 753 dwelling units are proposed.
- Reconfiguration and renumbering of, and modification of land use designations for, the Planning Areas north of Baxter Road (except Planning Areas 14, 20/21, 23 and 25) to accommodate a wider range of minimum lot sizes and residential product types.
- Relocation of the school site from (former) Planning Area 24 (central portion of SP No. 312) to Planning Area 42 (northeast portion of proposed Amendment No. 2 to SP No. 312), and increase in the acreage of the school site from 10.4 acres to 11.6 acres.
- Addition of a 5.5-acre park (Planning Area 28) and a 3.5-acre private recreation center (Planning Area 29) to the central portion of SP No. 312.
- Addition of a 2.0-acre linear park (Planning Area 41) to the northwest portion of SP No. 312.
- Reconfiguration and renumbering of the Open Space-Water (Drainage) and Open Space-Water (Water Quality Basin) Planning Areas in the northwest portions of the adopted SP No. 312 (i.e., existing Planning Areas 2F, 3D and 3E). These areas currently comprise approximately 9.8 acres, including 1.9 acre of Open Space-Water (Drainage) and 7.9 acres of Open Space-Water (Water Quality Basin). Under the proposed Project, these Planning Areas would be reconfigured to provide two Open Space-Water Quality Basin areas in proposed Planning Areas 3D and 3E, comprising 2.6 acres and 2.5 acres in size, respectively. An additional 4.3-acre area within proposed Planning Area 40 would accommodate Open Space-Conservation land uses. Furthermore, SP312A2 proposes to eliminate Planning Areas 2E and 2F, which currently comprise 5.8 acres of land designated as Open Space-Water (Drainage).

- Reconfiguration, renumbering, and redesignating of approximately 20.3 acres within the southern portion of the Project site. Under the approved SP 312, Planning Area 3C is designated for Open Space-Water (Water Quality Basin) on 3.5 acres; Planning Area 22 is designated for Open Space-Recreation uses on 6.4 acres; and Planning Area 24 is designated for Public Facilities (School) on 10.4 acres. Under the proposed Project, these areas would be slightly increased in size to a total of approximately 21.1 acres, with 7.1 acres in the southern portions of the Project site (i.e., proposed Planning Area 3C) designated for Open Space-Water (Water Quality Basin), and 14.0 acres located north of and adjacent to Planning Area 3C (i.e., proposed Planning Area 22) proposed to accommodate 68 Medium Density Residential (MDR) homes.

The land use types are proposed by SP No. 312 Amendment No. 2 for the proposed 221.7-acre amendment area are also summarized below in Table 2-1, *Amendment No. 2 to Specific Plan No. 312 - Land Use Summary (Area of Change Only)*. Figure 2-8, *Revised Specific Land Use Plan (Entire Specific Plan Area)*, depicts the land uses that would be allocated to the entire 628.5-acre SP No. 312 area with adoption of SP 312A2.

Table 2-1 Amendment No. 2 to Specific Plan No. 312 - Land Use Summary (Area of Change Only)

PLANNING AREA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	DWELLING UNITS
3C	Open Space-Water (Retention Basin)	7.1	--	--	--
3D	Open Space-Water (Retention Basin)	2.6	--	--	--
3E	Open Space-Water (Retention Basin)	2.5	--	--	--
22	Medium Density Residential	14.0	2-5 du/ac	4.9	68
24	Medium-High Density Residential	15.5	5-8 du/ac	5.2	82
26	Medium-High Density Residential	11.8	5-8 du/ac	5.1	60
27	Medium Density Residential	11.9	2-5 du/ac	4.1	49
28	Open Space-Recreation	5.5	--	--	--
29	Open Space-Recreation	3.5	--	--	--
30	Medium Density Residential	15.8	2-5 du/ac	4.4	70
31	Medium Density Residential	10.0	2-5 du/ac	4.8	48
32	Medium Density Residential	11.3	2-5 du/ac	3.7	42
33	Medium-High Density Residential	18.3	5-8 du/ac	5.2	95
34	Medium Density Residential	8.7	2-5 du/ac	4.5	39
35	Medium Density Residential	13.2	2-5 du/ac	3.8	50
36	Medium Density Residential	5.4	2-5 du/ac	4.3	23
37	Medium Density Residential	2.9	2-5 du/ac	4.1	12
38	Medium Density Residential	11.2	2-5 du/ac	4.2	47
39	Medium Density Residential	14.9	2-5 du/ac	4.6	68
40	Open Space-Conservation	4.3	--	--	--
41	Open Space-Recreation	2.0	--	--	--
42	Public Facility (Elementary School)	11.6	--	--	--
--	Major Roads	17.7	--	--	--
Total*		221.7	--	3.4	753

*Total acreage, number of dwelling units, and density ranges shown reflect only land uses proposed by SP 312A2 within the 221.7-acre area proposed for change by the Project. Please refer to Figure 2-8 for a summary of the land uses that would be allocated to the 628.5-acre French Valley Specific Plan with adoption of SP 312A2.

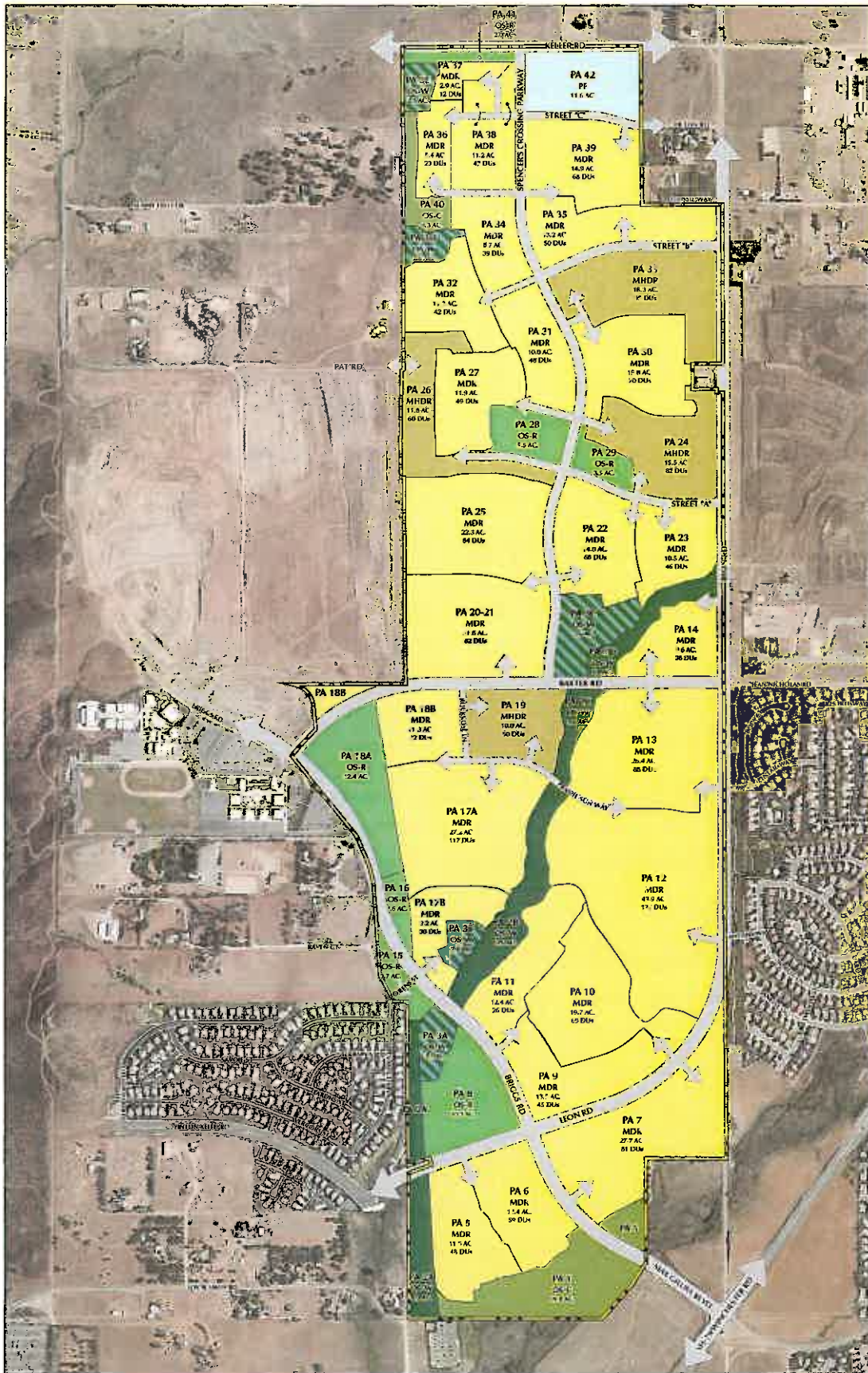
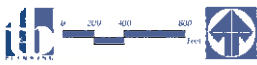


Figure 2-8



**REVISED SPECIFIC PLAN LAND USE PLAN
(ENTIRE SPECIFIC PLAN AREA)**

2.4.2 General Plan Amendment 1163

As shown on Figure 2-9, *Existing and Proposed General Plan Land Use Designations*, the Project Applicant is seeking a General Plan Amendment (GPA) to change the Riverside County General Plan to amend the land use designations of the Project site to provide consistency with the land uses proposed as part of Amendment No. 2 to Specific Plan No. 312 (refer to Figure 2-7). The proposed GPA also encompasses the 22.8 acres that would be added to the west and northeast portions of the Specific Plan. With adoption of the proposed GPA, and pursuant to General Plan Land Use Element Policy LU 1.10, the Specific Plan Land Use Plan land use designations (Figure 2-7) would apply to the entire 221.7-acre Project site.

2.4.3 Change of Zone No. 7898

As shown on Figure 2-10, *Existing and Proposed Zoning Classifications*, the proposed change of zone would establish the planning area boundaries, permitted uses and development standards for the 22.8 acres proposed to be incorporated into SP No. 312, and would modify existing planning area boundaries, permitted uses and development standards for the affected planning areas. Specifically, the zone changes proposed by the Project include: (1) changing the zoning classification of parcels 480-670-031 and 480-660-016 from R-5 (open area combining zone, residential developments) to SP Zone (Specific Plan zone); (2) changing the zoning classification of parcel 480-010-019 from R-R to SP Zone; and (3) changing the zoning classification of parcel 480-010-022 from R-R to SP Zone.

2.4.4 Tentative Tract Map No. 37053

Figure 2-11, *Tentative Tract Map No. 37053*, depicts the proposed Tentative Tract Map (TR) No. 37053, which proposes to subdivide approximately 214.6 acres (gross) of the Project site into specific lot configurations within each planning area to allow for proposed development. The TR would establish a subdivision of 842 total lots, 753 of which would be residential lots (totaling 115.4 acres of residential uses) while the remaining 89 lots are proposed for open space, parks, trails, landscape, and water quality retention basins (totaling 26.2 acres). An 11.6-acre school site also is proposed within Lot 752. TTM No. 37053 also indicates 61.3 acres would consist of roadways, which differs from the roadway acreage calculated from the Specific Plan Land Use Plan due to the fact that it also includes the acreage of proposed local internal streets not shown on the Specific Land Use Plan (Figure 2-7). Table 2-2, *Tentative Tract Map 37053 Land Use Summary*, shows the breakdown of different land uses indicated by TTM 37053.

Table 2-2 Tentative Tract Map 37053 Land Use Summary

Land Use	Acreage
Residential	115.4
School	11.6
Park	9.0
Water Quality Retention Basins	5.3
Open Space/Landscape	11.9
Street	61.3
Gross Acreage:	214.6

Note: Acreage values reflect rounding.

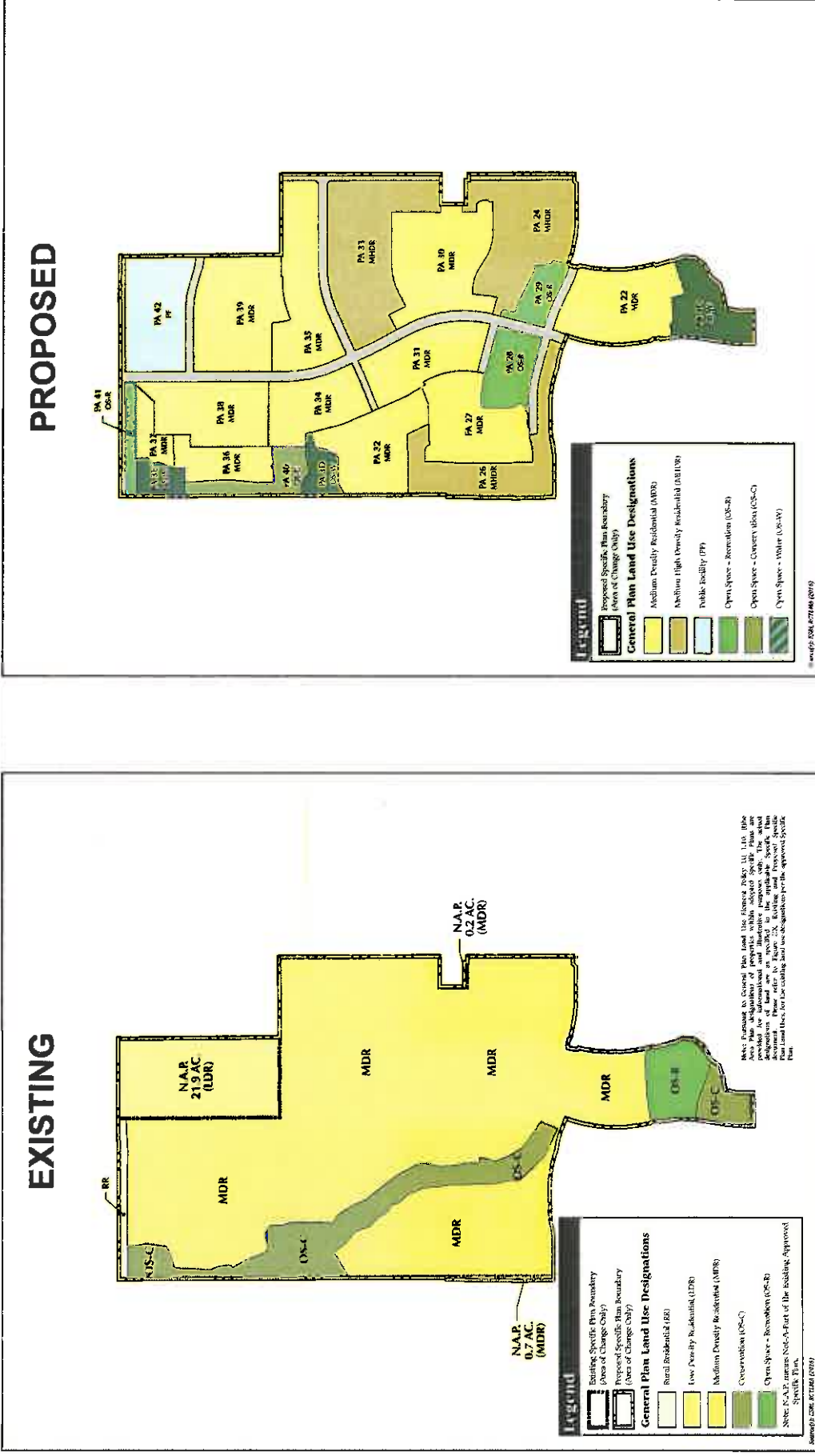


Figure 2-9

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



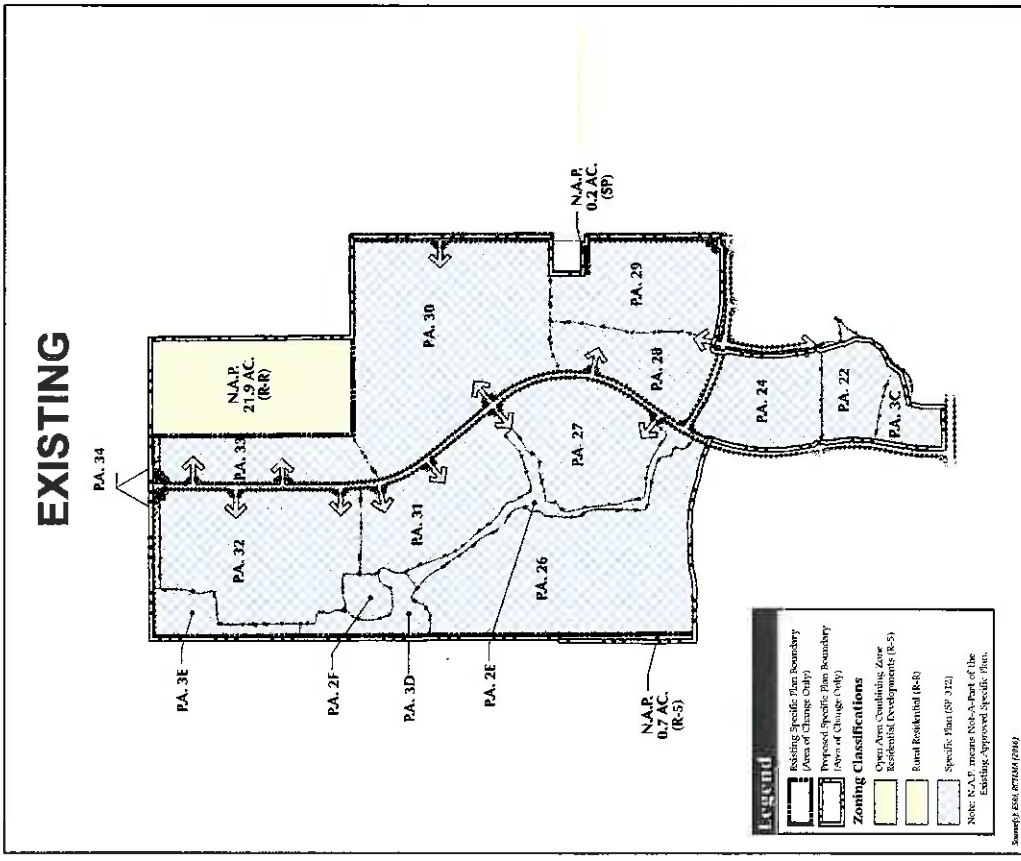
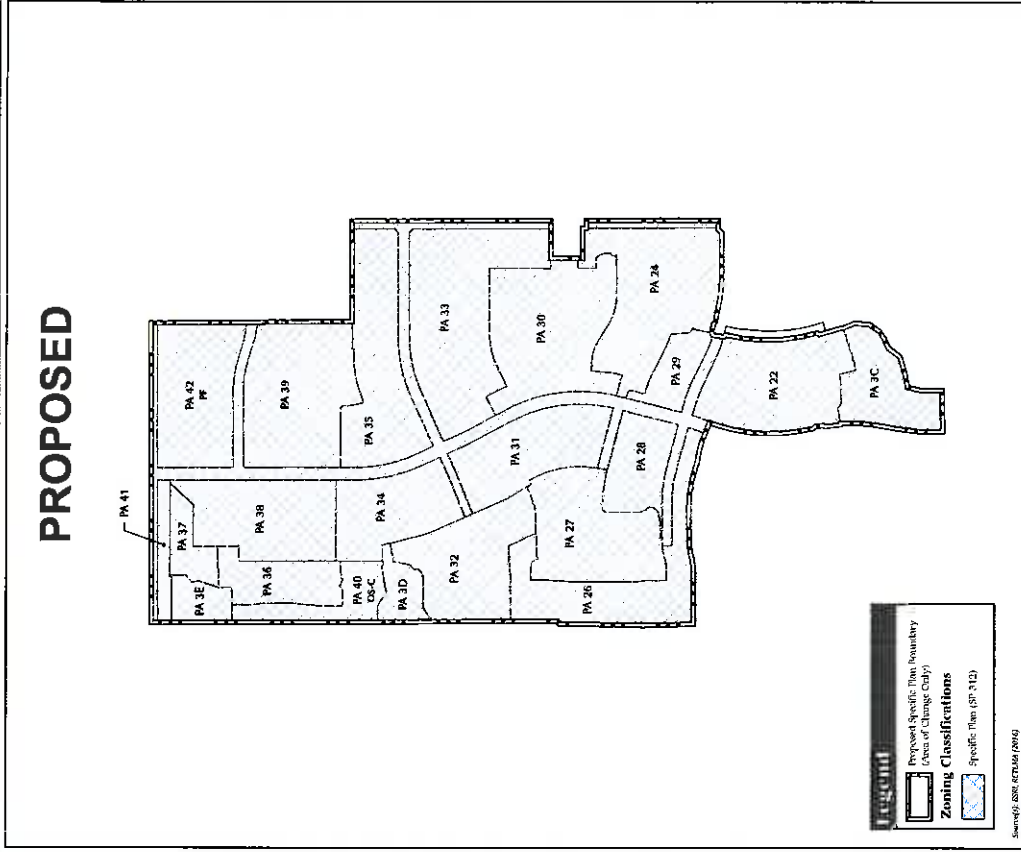


Figure 2-10

EXISTING AND PROPOSED ZONING CLASSIFICATIONS



2.5 PROJECT CONSTRUCTION AND OPERATIONAL CHARACTERISTICS

2.5.1 Construction Details

A. Proposed Physical Disturbance

Physical disturbances necessary to implement the proposed Project are depicted on Figure 2-12, *Proposed Physical Disturbances*. As shown, grading would result in impacts to the entire 221.7 acres of the Project site, in addition to approximately 9.1 acres of disturbances off-site. Off-site impact areas are associated with planned improvements to Keller Road and Hilton Road (between the eastern boundary of the Project site and Leon Road). Grading also is proposed in the area located to the west of proposed Planning Areas 26 and 32 and north of Pat Road to ensure that this area is graded level to allow for maintenance between the off-site property to the west and the on-site proposed residential lots. Additional off-site grading is proposed in the area that abuts the eastern boundary of Planning Area 42 (between Keller Road and Hilton Road) in order to accommodate off-site ponding. The Project also proposes disturbances on the EMWD facility property in order to construct a proposed access road and dry utilities on the property. No other off-site physical impacts are anticipated from Project implementation.

2.5.2 Operational Characteristics

The proposed Project would operate as a residential community that includes an elementary school. As such, typical operational characteristics include resident and visitor travel to and from the Project site; recreational activities within neighborhoods and park areas; and general maintenance within neighborhoods, open space uses, and the school site. Low levels of noise and a moderate level of exterior lighting, typical of a residential community, is expected within the residential areas. Slightly higher levels of noise likely would occur in association with the school site within Planning Area 42. Provided below is a summary of the Project’s operational characteristics.

A. Future Population

Implementation of the proposed Project would result in the construction of 753 dwelling units. According to the population generation rates provided by the Valley-Wide Recreation & Park District Master Plan, the Project would generate a future population of approximately 2,410 people, as summarized in Table 2-3, *Estimated Future Population*. (Riverside County, 2015c, Appendix E-1)

Table 2-3 Estimated Future Population

Dwelling Unit Type	Dwelling Units	Average Persons per Household	Estimated Future Population
Single-Family dwelling unit (attached garage)	753	3.2	2,410

(VWRPD, 2010, p. 28)

B. Future Employment

Based on Tables 9A and 9B of the Employment Density Study Summary Report prepared for the Southern California Association of Governments (SCAG), future employment generated by the proposed school site as part of the Project is anticipated to be approximately 132 employees (NCI, 2001).

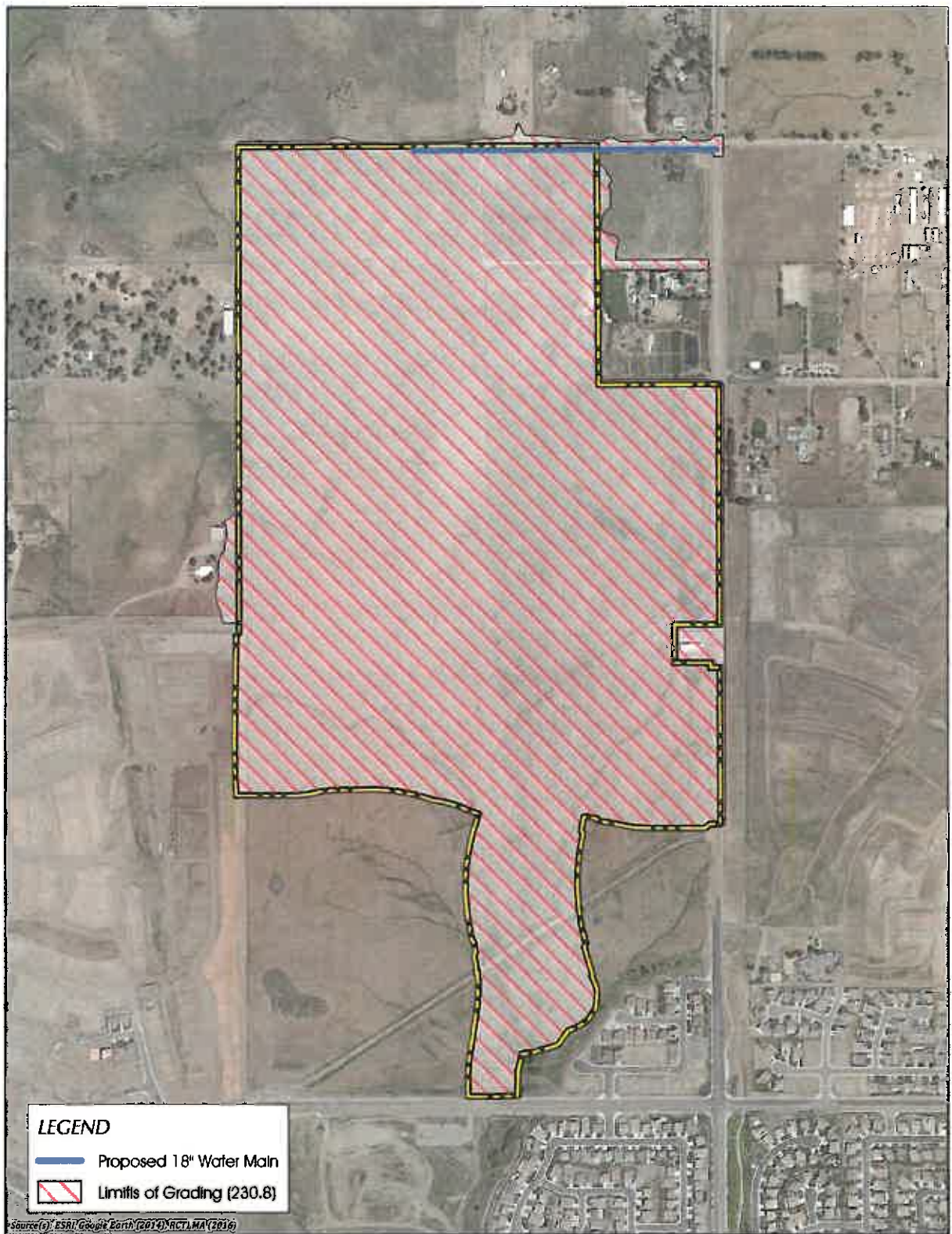
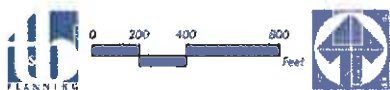


Figure 2-12



C. Future Traffic

Future traffic associated with the proposed Project will be evaluated as part of a Project-specific traffic impact analysis, the results of which will be incorporated into the required EIR.

D. Water Demand

Based on Section 5, Table 5.5-AE, *Cumulative Effect on Theoretical Potable Water Demand*, of the EIR for Riverside County General Plan Amendment No. 960, the estimated demand for potable water for 753 dwelling units is equal to 760.5 acre-feet/year (684,287 US gallons/day). The proposed school site would result in additional demands for potable water. Because the Project involves a proposal for residential development comprising more than 500 dwelling units, a Water Supply Assessment (WSA) will be required pursuant to Section 10910 of the California Water Code. The Project's estimated water demand will be calculated as part of the WSA, and the results of the WSA will be reported in the required EIR. (Riverside County, 2015b, p. 5-184)

E. Wastewater Demand

Based on Section 5, Table 5.5-AF, *Cumulative Effect on Theoretical Wastewater Treatment Demand*, of the EIR for Riverside County General Plan Amendment No. 960, and Table 4-2-1, *Sewer Generation Factors*, of the Water Agencies' Standards Design Guidelines for Water and Sewer Facilities, the estimated demand for wastewater treatment for 753 dwelling units and an 11.6-acre elementary school is equal to approximately 181,310 US gallons/day (66 million US gallons/year). (Riverside County, 2015b, p. 5-184; WAS, 2014, Table 4-2-1)

3.0 ENVIRONMENTAL CHECKLIST

3.1 PROJECT INFORMATION

Environmental Assessment (E.A.) Number: 42868

Project Case Type (s) and Number(s): GPA01163, SP 312A2, CZ07898, and TR37053

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady

Telephone Number: 951-955-3025

Applicant's Name: Riverside Mitland 03, LLC

Applicant's Address: 3200 Park Center Drive, Suite 1000, Costa Mesa, CA 92626

A. Project Description:

As discussed in detail in Subsection 2.0, above, the proposed Project involves the following discretionary approvals from Riverside County:

1. General Plan Amendment No. 1163 would change the Riverside County General Plan to amend the land uses within the Project site to reflect the land use plan proposed by Specific Plan 312 Amendment No. 2 (SP 312A2). More specifically, these land use changes include the following: (1) Incorporating two parcels into the western portion of the SP No. 312 Area (Assessor's Parcel Numbers [APN] 480-670-031 and 480-660-016), and amending the General Plan land use designations of the parcels from Medium Density Residential to Medium-High Density Residential; (2) Incorporating two parcels (480-010-019 and 480-010-022) into the SP No. 312 Area, and changing the General Plan land use designation from Low Density Residential to Medium Density Residential (480-010-022) and Public Facilities (480-010-019); (3) Reconfiguring the area currently designated as OS-C in the northwest portion of the SP No. 312 area to accommodate the OS-C, OS-W, and OS-R designated areas (Planning Areas 3D, 3E, 40, and 41) proposed by SP No. 312 Amendment No. 2; (4) Changing two areas of Medium Density Residential in the south-central portion of the Project site to an OS-R designation to accommodate the two proposed Open Space-Recreation areas (Planning Areas 28 and 29); and (5) Adding three areas of Medium-High Density Residential in place of the existing Medium Density Residential land use designation.
2. Change of Zone No. 7898 would establish the Planning Area boundaries, permitted uses and development standards for the 22.8 acres proposed to be incorporated into the Specific Plan area, and would modify existing planning area boundaries, permitted uses and development standards for the affected planning areas. Specifically, the zone changes proposed by the Project include: (1) changing the zoning classification of parcels 480-670-031 and 480-660-016 from R-5 (open area combining zone, residential developments) to SP Zone (Specific Plan zone); (2) changing the zoning classification of parcel 480-010-019 from Rural Residential (R-R) to SP Zone; (3) changing the zoning classification of parcel 480-010-022 from Rural Residential (R-R) to SP Zone; and (4) modifications to planning area boundaries, acreages, and unit allocations for the portion of the existing Specific Plan located north of Baxter Road.
3. Specific Plan 312 Amendment No. 2 would amend the existing French Valley Specific Plan No. 312 to provide for the proposed changes to land uses, site planning, and building intensity to the Planning Areas north of Baxter Road as discussed in detail above in Subsection 2.0. The French Valley Specific Plan No. 312, Amendment No. 2 proposes an increase in the total number of dwelling units within SP No. 312 from 1,671 units to 1,820 units (753 units proposed within the Project area); an increase in acreage of recreational open space from 37.0 acres to 40.4 acres (11.0 acres of land is designated as Open Space-Recreation within the Project Area); a decrease

in land designated as Open Space-Water (Drainage) from 31.3 acres to 25.5 acres (0.0 acres designated as Open Space-Water [Drainage] within the Project area); an increase in land designated as Open Space-Conservation from 19.8 acres to 24.1 acres (4.3 acres of land is designated as Open Space-Conservation within the Project area); and an increase in land dedicated to major roads from 41.3 acres to 53.3 acres (17.7 acres of circulation roads are located within the Project area).

4. Tentative Tract Map No. 37053 would subdivide approximately 214.6 acres of the northern portion of the French Valley Specific Plan area (north of Baxter Road) into specific lot configurations within each planning area to allow for the proposed development. Refer to Table 2-2 for a breakdown of the different land uses indicated by TTM 37053. The TTM also indicates the location and type of proposed utilities, roadway frontage improvements, and connections to existing off-site utilities.

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

C. Total Project Area: 221.7 Acres

Residential Acres: 164.9	Lots: 753	Units: 753	Projected No. of Residents: 2,410
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0

Other: 11.6-acre elementary school site; Parks and Open Space on 11.0 acres; Retention Water Quality Basins on 12.2 acres; Open Space – Conservation areas on 4.3 acres, and 17.7 acres of major public roadways.

D. Assessor's Parcel No(s): 480-010- (017, 018, 019, 022, 023, 024, 025, 026); 480-020-(009, 010, 011, 013, 014, 021, 032, 035); 480-660-016; and 480-670-031.

E. Street References: South of Keller Road, east of Lasker Lane, north of Baxter Road, and west of Leon Road.

F. Section, Township & Range Description or reference/attach a Legal Description: The northeast and south east quarters of Section 30, Township 6 South, Range 2 West, San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is predominantly undeveloped, and has been heavily disturbed by past agricultural uses. Keller Road and Flossie Way bound the Project site to the north; Leon Road bounds the Project site to the east; Baxter Road bounds the Project site to the south; and Lasker Lane bounds the Project site to the west. As shown on Figure 2-3 and Figure 2-4, the Project site is relatively flat, ranging from 1,378 feet above mean sea level (amsl) in the southernmost portion of the Project site to approximately 1,424 feet amsl in the north-central portion of the site. The Project site comprises those areas affected by French Valley Specific Plan No. 312 Amendment #2 and/or Tentative Tract Map 37053, which includes the northern 201.1 acres of the approved French Valley Specific Plan Area (SP No. 312), a 21.9-acre addition area in the northeast portion of the Specific Plan, a 0.2-acre addition area along the eastern Specific Plan boundary, and a 0.7-acre addition area located along the western Specific Plan boundary (along the western boundary of proposed Planning Area 26). The Project site remains predominantly undeveloped, and has been heavily disturbed by past agricultural uses. Land uses to the north of the Project site include a mix of rural residential and generally disturbed undeveloped land. Land uses to the east of the Project site consist of several rural residential uses and a residential community that is currently under construction pursuant to Tentative Tract Map No. 32185. Residential land uses constructed as part of SP No. 312 are located to the south of the Project site, and a tributary to Warm Springs Creek traverses the southernmost portion of the Project site and runs in a northeast to southwest

direction. Land uses to the west of the Project site include a single-family residential community that is currently under construction, to the north of which are rural residential uses and open space.

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Southwest Area Plan of the County of Riverside's General Plan. The southern half of the Project site falls within the French Valley Airport Influence Area and within the Highway 79 General Plan Policy Overlay Area and Keller Road South Side Policy Area. The Riverside County General Plan land use designations at the Project site include "Community Development – Medium Density Residential (CD-MDR)," "Community Development – Low Density Residential (CD-LDR)," "Rural-Rural Residential (RR)," "Open Space-Recreation (OS-R)," and "Open Space-Conservation (OS-C)" (RCIT, 2016). Additional discussion of the Project's consistency with the General Plan Land Use Element shall be provided in the required EIR.
2. **Circulation:** The proposed Project will be reviewed by the Riverside County Transportation Department for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed Project. The proposed Project adheres to all applicable circulation policies of the Riverside County General Plan. An EIR and Project-specific traffic study will be prepared that will identify any consistencies with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The Project site is not identified for conservation by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections of the MSHCP shall be provided in the required EIR, along with an analysis of consistency with the General Plan goals and policies related to multipurpose open space.
4. **Safety:** The Project site is not located in a high fire area. Portions of the Project site are identified as having a "low" susceptibility to liquefaction hazards, and these areas also are considered susceptible to subsidence. No faults or fault zones occur on-site. The future workers or residents at the Project site would not be subjected to any emergency response deficiencies due to Project design and all required development impact fees that are used to fund emergency services would be paid by the Project as required by the County. The Project site also is located within the Airport Influence Area (AIA) for the French Valley Airport. An EIR will be prepared that will identify any inconsistencies with General Plan objectives and policies related to public safety. (RCIT, 2016)
5. **Noise:** The southern half of the Project site is located within the AIA for the French Valley Airport, which may subject future Project workers to airport-related noise. Additionally, the Project site is located in close proximity to Highway 79. An EIR will be prepared that will provide an acoustical analysis and identify any inconsistencies related to General Plan goals and policies that address environmental noise.

6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the subject property, specifically, the provision of up to 753 residential dwelling units on-site would accommodate a portion of the County's long-term housing demand and would expand the range of housing opportunities available in the Project area. The land uses proposed by the Project on the site property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with SCAQMD requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis and diesel health risk assessment shall be prepared, the results of which will be documented in the required EIR. The required EIR also will identify any inconsistencies related to applicable Riverside County General Plan Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Community Development and Open Space

D. Land Use Designation(s): Existing: "Community Development – Medium Density Residential (CD-MDR)," "Community Development – Low Density Residential (LDR)," and "Open Space-Conservation (OS-C)"

E. Overlay(s), if any: None

F. Policy Area(s), if any: French Valley Airport Influence Area (AIA) and Highway 79 Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan to the east, south and west; Sun City/Menifee Valley Area Plan to the north.
2. **Foundation Component(s):** Rural to the north and west; Community Development to the east, south, and west; and Open Space to the south.
3. **Land Use Designation(s):** Rural-Residential (R-R) to the north and west; Low Density Residential (LDR) to the east; Medium Density Residential (MDR) to the east, south, and west; Open Space-Conservation (OS-C) to the south.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** Highway 79 Policy Area applies to most properties surrounding the Project site. The French Valley AIA applies to lands south of the Project site.

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** The Project site comprises the northern 221.7 acres of the adopted French Valley Specific Plan No. 312 (refer to Figure 1-1).
- 2. **Specific Plan Planning Area, and Policies, if any:** The Project site is subject to the policies of the adopted French Valley Specific Plan Number 312. The Project site comprises the following planning areas of the adopted Specific Plan: 2E, 2F, 3C, 3D, 3E, 22, 24, 26, 27, 28, 29, 30, 31, 32, 33, and 34.
- I. **Existing Zoning:** SP Zone (French Valley Specific Plan Number 312), Rural Residential (R-R), and Open Area Combining Zone – Residential Developments (R-5).
- J. **Proposed Zoning, if any:** Approximately 201.1 acres of the Project site would remain designated “Specific Plan (SP).” Approximately 22.6 acres (including 21.9 acres in the northeast portion of the site and 0.7 acre along the western Project boundary) would be rezoned as “Specific Plan (SP)” as part of the Project. The proposed Change of Zone also would formalize planning area boundaries based on the revised Specific Plan Land Use Plan (refer to Figure 2-7).
- K. **Adjacent and Surrounding Zoning:** Light Agriculture (A-1-2½), Rural Residential (R-R), and City of Menifee to the north; Rural Residential (R-R) and One Family Residential (R-1) to the east; SP Zone (French Valley Specific Plan Number 312) to the south; and Light Agriculture (A-1-10), Residential Agriculture (R-A-5), Heavy Agriculture (A-2-10), and One Family Residential (R-1) to the west.

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

3.4 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 have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED:

- I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more

significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature: _____

Date: _____

Printed Name: Russell Brady

For Steve Weiss, Director

4.0 ENVIRONMENTAL ANALYSIS

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.

4.1 ENVIRONMENTAL ISSUE ASSESSMENT

4.1.1 Aesthetics

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

Source: Riverside County General Plan EIR, Figure 4.4.2 (Riverside County, 2015b); Caltrans Scenic Highways Map (CalTrans, 2016).

Findings of Fact:

- a) According to information from CalTrans, no State- or County-designated scenic highways exist within the vicinity of the Project site. Interstate 215 (I-215) is located approximately 2.5 miles west of the Project’s western boundary, and is identified as an “Eligible County Scenic Highway.” Highway 74, also identified as an “Eligible County Scenic Highway,” is located approximately 8.0 miles north of the Project site. (CalTrans, 2016) Due to distance and intervening topography, development, and landscaping, the Project site is not prominently visible from either I-215 or Highway 74. There are no other eligible state or county scenic highways within the Project’s viewshed, nor are there any officially designated state scenic highways. The Project’s impacts to scenic highway corridors would be less than significant, and no further analysis of this topic is required.

- b) The Project site does not contain any trees or landmarks that would be damaged as a result of development. Several rock outcroppings are present on the northwest portion of the Project site that would potentially be damaged as a result of development of the proposed Project. The Project’s potential to adversely affect views of these topographically prominent landforms from surrounding public viewing areas shall be evaluated in the required EIR.

Development of the Project site would require compliance with the proposed Development Standards and Design Guidelines contained within the proposed French Valley Specific Plan No. 312 Amendment No. 2, which would be crafted in such a manner so as to preclude the creation of an aesthetically offensive site open to public view. Nonetheless, the required EIR shall evaluate the effectiveness of the proposed Development Standards and Design Guidelines in precluding the creation of an aesthetically offensive site open to public review. The required EIR shall also evaluate whether the Project’s proposed design and landscaping characteristics are adequate to ensure that implementation of the proposed Project would not result in an aesthetically offensive site open to public review.

Mitigation: Potentially significant impacts to scenic resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
2) Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), County of Riverside General Plan EIR No. 521, Figure 4.4.1

Findings of Fact: According to Figure 4.4.1 of the Riverside County General Plan EIR, the Project site is located within Zone B of the Mt. Palomar Nighttime Lighting Policy Area (Riverside County, 2015b, Figure 4.4.1). All projects within Zone B of the Mt. Palomar Nighttime Lighting Policy Area are required to adhere to the requirements of Riverside County Ordinance No. 655, which controls artificial lighting sources to protect the Observatory. Ordinance No. 655 requires the use of low-pressure sodium lamps that are shielded and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). Due to mandatory compliance with Ordinance No. 655, the Project would result in less-than-significant impacts due to an interference with the nighttime use of the Mt. Palomar Observatory. Therefore, a less-than-significant impact would occur and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description, County of Riverside Ordinance No. 655, County of Riverside Ordinance No. 915

Findings of Fact:

- a) The Project site does not contain any artificial light sources or sources of glare under existing conditions. The proposed Project would include exterior lighting ancillary to the proposed residential and commercial areas. As noted above under the discussion of Issue 2), the Project would be required to comply with the provisions of Ordinance No. 655 relating to Mt. Palomar Nighttime Lighting Policy Area Zone B, which requires the use of shielded light fixtures and identifies timing restrictions based on the type of lighting source (Riverside County, 1988). The Project also would be required to comply with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), which specifies that, with certain exceptions, all "...outdoor luminaires in [sic] shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way" (Riverside County, 2012). Mandatory compliance with the County's ordinance would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Regardless, the potential lighting and glare impact associated with the Project is regarded as a potentially significant impact which warrants analysis in the required EIR.
- b) As indicated under the discussion and analysis of Threshold 3.a), the Project would be required to demonstrate compliance with Riverside County Ordinance Nos. 655 and 915, which generally would preclude significant lighting impacts to surrounding properties. Nonetheless, due to the proximity of existing community development and rural residential uses surrounding the Project site, there is a potential that artificial lighting associated with the Project could result in adverse effects to nearby residential uses. Accordingly, the required EIR shall analyze the potential for the Project to expose residential uses to unacceptable artificial lighting levels.

Mitigation: Potentially significant light and glare impacts will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.2 Agriculture & Forest Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources" (Riverside County, 2015d); GIS database (RCIT, 2016); Project Application Materials; California Department of Conservation (CDC) "Riverside County Important Farmland 2012 – Sheet 1 of 3" (CDC, 2009a); CDC "Riverside County Williamson Act Map FY 2008/2009 – Sheet 1 of 3" (CDC, 2009b); County of Riverside "Ordinance 625."

Findings of Fact:

- a) According to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency (and as reported by Riverside County GIS), the Project site contains land defined by the FMMP as "Farmland of Local Importance." There are no portions of the Project site that contain Prime Farmland, Farmland of Statewide Importance, or Unique Farmland ("Farmland") (RCIT, 2016; CDC, 2009a). Accordingly, the Project has no potential to result in direct or indirect impacts to Farmland. No impact would occur and no further discussion or analysis of this topic is required.
- b) Under existing conditions, the Project site is not zoned for agricultural use, and the Project does not propose to change any portion of the site's existing zoning classification from agricultural to another use. However, lands abutting the Project site to the west are classified as Light Agriculture (A-1-10), Heavy Agriculture (A-2-10), and Residential Agriculture (R-A-5). Lands abutting the north of the Project site are classified as Light Agriculture (A-1-2½). (RCIT, 2016) These three zoning classifications all allow for agricultural uses, although none of these properties appear to be used for agricultural production under existing conditions (Google Earth, 2016).

Although the Project has the potential to conflict with existing surrounding agricultural designations, the Project would be subject to Riverside County Ordinance No. 625.1, the "Right-To-Farm Ordinance." The Right-To-Farm Ordinance informs the buyers within 300 feet of agriculture that the agricultural activity shall not become a nuisance due to any changed condition in or about the locality, after the agricultural area has been in operation for more than three years (Riverside County, 1994). The Project is subject to this Ordinance and compliance would be required by Riverside County. As such, indirect impacts due to a conflict with agricultural zoning would not occur, and no further analysis of this topic is required.

According to mapping information available from Riverside County GIS and the California Department of Conservation (CDC) and Riverside County GIS, the Project site is not included within any active Agricultural Preserves or Williamson Act Contracts. An Agricultural Preserve abuts the Project site to the west, is identified as Agricultural Preserve Winchester 28 (Map No. 478), is subject to a Williamson Act Contract, and contains both Prime and non-Prime agricultural land (CDC, 2009b; RCIT, 2016). Therefore, the Project has the potential to result in a conflict with this adjacent agricultural preserve. Therefore, the required EIR shall evaluate the Project's potential to result in a conflict with the adjacent agricultural preserve, and shall determine whether compliance with Riverside County Ordinance No. 625.1 is sufficient to reduce indirect impacts to this agricultural preserve to below a level of significance.

- c) Lands abutting the Project site to the west are designated as Light Agriculture (A-1-10), Heavy Agriculture (A-2-10), and Residential Agriculture (R-A-5). Lands abutting the north of the Project site are designated for Light Agriculture (A-1-2½). The proposed Project would be required to comply with Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance No. 625.1 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Mandatory compliance with Ordinance 625.1 would ensure that any potential conflicts between the proposed Project and existing agriculturally zoned property within 300 feet of the Project site do not occur, thereby resulting in a less-than-significant impact to existing agriculturally zoned properties located in the Project site's vicinity. With mandatory compliance to Ordinance No. 625.1, as would be required by the County, impacts would be less than significant. Accordingly, no further discussion of this topic is required.
- d) As discussed in Threshold a), the Project site contains land defined by the FMMP as "Farmland of Local Importance." There are no portions of the Project site that contain Prime Farmland or Farmland that is subject to a Williamson Act Contract (RCIT, 2016; CDC, 2009b). As discussed above, the Project would be required to comply with Riverside County Ordinance No. 625.1, which would preclude the Project's potential to result in significant indirect impacts to agriculturally-zoned lands to the north and west of the Project site. The Project's potential to result in changes to the existing environment which, due to their location or nature, could result in the conversion of Farmland to a non-agricultural use is evaluated as a less-than-significant impact. No further discussion or analysis of this topic is required.

Mitigation: Potentially significant impacts to agricultural resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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))?	<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: GIS Database, Riverside County General Plan Figure OS-3a "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The Project site is not zoned as forest land. There are no lands within the Project site's vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2016). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. No impact would occur and no additional analysis of this topic is required.
- b) The Project site does not contain forest land. Various lowland forests/woodlands are shown in the vicinity of the site (Riverside County, 2015c, Figure OS-3a). There would be no potential for the proposed Project to cause the loss of forest land or the conversion of forest land to non-forest use. No impact would occur and additional analysis of this topic is not required.
- c) Due to the absence of forest lands on the Project site and in its vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impact would occur and no additional analysis of this topic is required.

4.1.3 Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
6) Air Quality Impacts				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database (RCIT, 2016); South Coast Air Quality Management District (SCAQMD) CEQA Air Quality Handbook (SCAQMD, 1993); SCAQMD “Final 2012 Air Quality Management Plan” (SCAQMD, 2012); California Air Resources Board (CARB) “Area Designation Maps / State and National” (CARB, 2014).

Findings of Fact:

- a) The Project site is located in the South Coast Air Basin (SCAB) and air quality in the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s 2012 Air Quality Management Plan (AQMP) (SCAQMD, 2012). The proposed Project would result in the emission of air pollutants into the SCAB during short-term construction and long-term operation. The pollutant levels emitted by the Project’s construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s 2012 AQMP. As such, a Project-specific air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project’s potential to conflict with the adopted SCAQMD 2012 AQMP.

- b) Air quality within the South Coast Air Basin is regulated by the SCAQMD and standards for air quality are documented in the 2012 SCAQMD AQMP. According to the California Air Resources Board (CARB), the SCAB currently does not meet state or federal criteria for ozone (8-hour standard), particulate matter <10 microns (PM₁₀), or particulate matter <2.5 microns (PM_{2.5}). The SCAB also does not meet the state criteria for ozone (1-hour standard) or nitrogen dioxide (NO₂). (CARB, 2014) Development of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD's AQMP, particularly related to Project construction emissions and mobile-source emissions associated with the Project's long-term operation. The Project also has the potential to cumulatively contribute to the SCAB's existing air quality violations. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD's California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project's expected pollutant levels and evaluate the proposed Project's potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.
- c) As noted above under the discussion of Threshold 6.b), the SCAB currently does not meet state or federal criteria for ozone (8-hour standard), particulate matter <10 microns (PM₁₀), or particulate matter <2.5 microns (PM_{2.5}), and does not meet the state criteria for ozone (1-hour standard) or nitrogen dioxide (NO₂). (CARB, 2014) Development of the proposed Project has the potential to cumulatively contribute to a net increase of these criteria pollutants in the SCAB. Therefore, a site-specific air quality technical report shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is designated with a non-attainment status, the results of which shall be documented in the required EIR.
- d) The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction. Known sensitive receptors located within one mile of the Project site include residential uses primarily located to the south and east of the Project site, though some rural residences also occur to the north and west of the Project site and a medium density residential community is currently under construction to the southwest (RCIT, 2016). Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. Under long-term operation, the development of the Project site with residential, school, recreation, and open space uses would not expose any nearby sensitive receptors to substantial pollutant concentrations as these uses are not associated with the generation of substantial pollutant concentrations. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities shall be evaluated in a Project-specific air quality technical report and discussed in the required EIR.
- e) The Project proposes to develop the subject property with residential, school, and recreation uses, which would result in the introduction of sensitive receptors to the Project site. However, there are no point-source emitters within one mile of the Project site (Google Earth, 2016). Surrounding the Project site are existing residential and agricultural uses which are not considered point source emitters, and the area surrounding the Project site is not zoned for any uses that could be considered point source emitters (RCIT, 2016). As such, the proposed Project would not construct sensitive receptors within one mile of a substantial point source emitter, and no impact would occur.
- f) The Project could produce odors during proposed construction activities resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their

associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential and public facility (elementary school) uses, the operating characteristics of which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

Mitigation: Potentially significant air quality impacts will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.4 Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: GIS database (RCIT, 2016); (WRC-RCA, 2003); On-site Inspection; RCIP Conservation Summary Report Generator (Riverside County, 2016b).

Findings of Fact:

- a) The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the Project site is not targeted for conservation under the MSHCP (RCIT, 2016; Riverside County, 2016b). The nearest area subject to a MSHCP Criteria Cell abuts the western boundary of the Project site, and includes Criteria Cell numbers 5266 and 5370 (RCIT, 2016). The Project site also abuts Criteria Cell number 5168 to the north (across Keller Road). Although the Project site is not designated for conservation by the MSHCP, because the Project site abuts conservation cells to the west and north the Project is required to comply with the MSHCP Urban/Wildland Interface Guidelines (pursuant to MSHCP Section 6.1.4). Additionally, according to the MSHCP Conservation Summary Report Generator, the Project site is not located in a special linkage area, nor is the Project site located within the Criteria Area Species Survey Area (CASSA) for amphibian species or mammals (pursuant to MSHCP Section 6.3.2). However, it is unknown whether the Project site contains riparian/riverine areas or vernal pools, which are regulated by MSHCP Section 6.1.2. In addition, the Project site is located within the CASSA for the burrowing owl, and the survey area for the following narrow endemic plant species pursuant to MSHCP Section

6.3.2: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, and Wright's trichocoronis (Riverside County, 2015e). Accordingly, a biological technical report(s) shall be prepared to determine Project consistency with the provisions of MSHCP Section 6.1.2 and 6.1.4, as well as MSHCP Section 6.3.2 as it pertains to the burrowing owl and narrow endemic species. The required EIR shall disclose the results of the biology studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.

- b) The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as part of historical agricultural operations, as well as on-going weed abatement and wildfire suppression activities. The Project site has the potential to support sensitive species such as small mammals and migratory birds including the western burrowing owl, in addition to narrow endemic plant species (as discussed above under Threshold 3.4.4.a). Because the Project site has the potential to contain species and/or habitat that supports species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, a qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.
- c) Refer to discussion in Threshold 3.4.4.b above.
- d) Although the Project site is not targeted as a wildlife corridor by the MSHCP, there is a potential that the Project site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale. If the Project site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to existing development in the vicinity of the Project site. Nonetheless, the required biological resources assessment shall evaluate whether the proposed Project has the potential to substantially interfere with the movement of any resident or migratory wildlife species. The results of the biological resources assessment shall be disclosed in the required EIR.
- e) The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as a result of historical agricultural operations, as well as routine on-going weed abatement and wildfire suppression activities. A site-specific biological technical report shall be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations shall be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats shall also be evaluated.
- f) Refer to discussion in Threshold 3.4.4.e above.
- g) Other than the County's MSHCP, which is addressed above under the discussion of Threshold 7.a), the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County's Oak Tree Management Guidelines. Due to the disturbed nature of the Project site, there are no oak trees present on the Project site, nor are there any trees regulated by County Ordinance No. 559.

Additionally, the Project site is located within the Stephens' kangaroo rat Habitat Conservation Plan (HCP), which is regulated by County Ordinance No. 663; per the requirements of Ordinance No. 663, the proposed Project would be subject to payment of fees pursuant to County

Ordinance No. 663, and would thus have no potential for conflict with the Stephens' kangaroo rat HCP. Although no impacts are expected, the required biological survey shall nonetheless evaluate whether there are any trees subject to Ordinance No. 559 or the Oak Tree Management Guidelines, and the results shall be disclosed in the required EIR.

Mitigation: Potentially significant impacts to biological resources will be evaluated in the required EIR, and mitigation measures will be considered if impacts are determined to be potentially significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
8) Historic Resources				
a. Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection; Project Application Materials; County of Riverside General Plan Environmental Impact Report No. 521 Figure 4.9.2 (Historical Resources) (Riverside County, 2015b); EIR No. 411, Section V.B.4 (Riverside County, 2001).

Findings of Fact:

- a) According to Figure 4.9.2, *Historical Resources*, of the County's Draft EIR No. 521, which was prepared in association with County General Plan Update No. 960 and contains the most recent information regarding historical sites and resources in Riverside County, there are no known historical sites or resources on the Project site (Riverside County, 2015b, Figure 4.9.2). This is consistent with the findings of EIR No. 411, which was certified in conjunction with SP 312 in 2001. As documented in EIR No. 411, a total of three potential historic sites were identified within the 607.8 acres that were originally included in the boundaries of SP 312: Historic Homestead P-33-9759; Historic Site RIV-6507H; and Historic Homestead P-33-9760. However, EIR No. 411 concluded that none of these sites are considered significant historical resources under CEQA. (Riverside County, 2001, p. V.B-46) Additionally, under existing conditions, there are no structures on the Project site. Therefore, there is no potential for a structure defined as a historical resource pursuant to California Code of Regulations (CCR) Section 15064.5 to be present on site. Accordingly, no impact would occur and further analysis of this topic is not required.
- b) Refer to discussion in Threshold 8.a) above.

Mitigation: No Mitigation is required.

Monitoring: No Mitigation is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
9) Archaeological Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy an archeological site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Senate Bill 18 (SB 18, 2004); Assembly Bill 52 (AB 52, 2014).

Findings of Fact:

- a) The potential exists for archaeological sites and/or resources to occur on the site and beneath the site’s surface, including the potential for human remains. A site-specific archaeological resources evaluation shall be conducted to determine whether the Project site contains cultural resources. The required EIR shall evaluate the Project’s potential to result in impacts to archeological resources that may be buried beneath the site’s surface. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). A detailed summary of findings of the site-specific archaeological resources evaluation and the results of the Native American consultation process shall be documented in the required EIR.
- b) Refer to the response to Threshold 9.a), above.
- c) Refer to the response to Threshold 9.a), above.
- d) The Project site is not located on Tribal Lands and does not contain any existing religious or sacred uses. Nonetheless, the potential does exist that buried or masked elements of Tribal Lands sites could be present beneath the site’s visible surface. Due to the potential for discovery of elements of Tribal Lands uses during Project construction, the required EIR shall evaluate the Project’s potential to result in impacts to Tribal Lands or religious or sacred uses.

- e) The provisions of Public Resources Code § 21074 were established pursuant to AB 52 and the provisions of AB 52 apply to projects, such as the proposed Project, that have a notice of preparation (NOP) or a notice of negative declaration or mitigated negative declaration filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of SB 18, the County as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project’s potential impacts to cultural resources, including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR shall document the results of the AB52 and SB18 consultation processes and shall evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

Mitigation: Potentially significant impacts to cultural resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
10) Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR Figure 4.9.3 (Paleontological Sensitivity) (Riverside County, 2015b).

Findings of Fact:

- a) According to the County of Riverside General Plan EIR, the Project site is identified as having a “Low Sensitivity” for paleontological resources (Riverside County, 2015b, Figure 4.9.3; RCIT, 2016). Due to the potential presence of subsurface paleontological resources on the Project site that may be encountered during the Project’s grading activities, a site-specific paleontological assessment shall be conducted for the site to determine the potential for the Project site to contain paleontological resources, and whether Project development has the potential to result in significant impacts to subsurface paleontological resources. The required EIR shall evaluate the Project’s potential to result in impacts to paleontological resources that may be buried beneath the site’s surface.

Mitigation: Potentially significant impacts to paleontological resources will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be set forth in the required EIR.

4.1.6 Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
11) Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 (Earthquake Fault Study Zones) (Riverside County, 2015b); GIS database (RCIT, 2016).

Findings of Fact:

- a) According to Riverside County GIS, there are no known faults traversing the Project site. The nearest fault zone occurs approximately 3.8 miles south of the Project site. Regardless, a site-specific geologic reconnaissance will be conducted on the Project site, the results of which shall be reported in the required EIR. The required EIR will discuss and evaluate the potential for the Project to expose people or structures to risks associated with earthquake fault zones based on the findings of the geotechnical study. The required EIR shall also evaluate the Project’s potential to conflict with the standards and requirements detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project’s seismic zone.
- b) The Project site is not mapped as being located within an Alquist-Priolo Zone or a Riverside County Fault Hazard Zone (RCIT, 2016). The future geotechnical/soils report will identify the location of the nearest Alquist-Priolo Zone with respect to the Project site. The potential for the Project site to be subject to a known earthquake fault that would cause ground rupture will be evaluated in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
12) Liquefaction Potential Zone				
a. Be subject to seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database (RCIT, 2016); Riverside County General Plan Figure S-3 (Generalized Liquefaction) (Riverside County, 2015c).

Findings of Fact:

- a) According to Riverside County GIS, the eastern portions of the Project site are identified as having a “low” susceptibility to liquefaction hazards (RCIT, 2016). The future geotechnical/soils study will analyze the potential for the Project to be affected by liquefaction, the detailed findings of which shall be summarized and evaluated in the required EIR. The EIR also will take into consideration the Project’s compliance with the California Building Standards Code (CCR, Title 24) during construction and site preparation recommendations that are specified in the geotechnical report prepared for the Project with respect to avoiding structural damage as a result of the potential occurrence of liquefaction.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
13) Ground-shaking Zone				
a. Be subject to strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database (RCIT, 2016); Riverside County General Plan Figure S-4 (Earthquake-Induced Slope Instability Map) and Figures S-13 through S-21 (showing General Ground Shaking Risk) (Riverside County, 2015c); and Riverside County General Plan EIR No. 521 Figure 4.12.1 (Alquist-Priolo Fault Zones) and 4.12.2 (Earthquake Probability) (Riverside County, 2015b).

Findings of Fact:

- a) The Project site is located in an area that is subject to ground shaking resulting from seismic activity on local and regional faults. Although there are no active or potentially active faults within the boundaries of the Project site, the site is located near active fault zones, including segments

of the Elsinore Fault Zone and San Jacinto Fault Zone, located southwest and northeast of the Project site, respectively (Riverside County, 2015b, Figure 4.12.2). As such, future buildings, residents, and visitors on the site have the potential to be exposed to ground shaking associated with seismic events. This risk is similar to the ground shaking risks posed to all development projects in the Southern California area. Nonetheless, a Project-specific geotechnical assessment shall be prepared and the findings shall be summarized in the required EIR. The EIR shall consider the Project's adherence to the standards and requirement detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project's seismic zone.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
14) Landslide Risk				
a. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Riverside County General Plan Figure S-5 (Regions Underlain by Steep Slope) (Riverside County, 2015c).

Findings of Fact:

- a) The Project site contains gently sloping topography, and has no potential to result in rockfall impacts due to the lack of topographically prominent hillsides in the Project vicinity. The future geotechnical/soils study will assess soil stability at the site, including the potential for landslides, lateral spreading, and collapse, and the results shall be discussed in the required EIR.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: Riverside County General Plan EIR Figure 4.12.5 (Documented Subsidence Areas Map) (Riverside County, 2015b); GIS Database (RCIT, 2016).

Findings of Fact:

- a) According to Riverside County GIS and General Plan EIR Figure 4.10.5, the eastern portions of the Project site are classified as being "susceptible" to subsidence hazards (RCIT, 2016). A site-specific geotechnical investigation shall be prepared for the Project site to identify more precisely the soil types underlying the Project site and to identify design specifications and recommendations for reducing the potential for ground subsidence. The results of the report shall be summarized and incorporated in the required EIR and any impacts associated with ground subsidence shall be disclosed.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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"/>

Source: On-site Inspection; Project Application Materials.

Findings of Fact:

- a) The Pacific Ocean is located approximately 30 miles from the Project site and is separated from the Project site by the Santa Ana Mountains, a major topographic feature; thus, there is no potential for tsunamis to impact the Project. No volcanoes are located on or near the site. There are no steep slopes the Project site that could be susceptible to mudslides (Riverside County, 2015b, Figure 4.12.4; Google Earth, 2016). The nearest large body of surface water is Skinner

Reservoir, located approximately 2.9 miles southeast of the Project site; however, the Project site is not located within the dam inundation zone, indicating the Project site would not be subject to any seiche hazards associated with the Skinner Reservoir (Riverside County, 2015d, Figure S-10). Because the Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard, no impact would occur and further analysis of this topic is not required.

Mitigation: None required.

Monitoring: None required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
17) Slopes				
a. Change topography or ground surface relief features?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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: Riv. Co. 800-Scale Slope Maps; Project Application Materials.

Findings of Fact:

- a) Under existing conditions, the Project site consists of gently sloping topography, with small slightly elevated hill forms containing rock outcroppings (approximately 1,445 feet amsl, or approximately 15 feet above surrounding grades) located on the northwest portion of the Project site (Google Earth, 2016). These conditions would generally be maintained by the proposed Project, although some grading would be necessary to accommodate level development pads and site drainage within portions of the site. With implementation of the proposed Project, the Project site's topography would consist of a generally neutral topography with a high elevation 1,430 feet amsl in the southwest portion of the Project site. The Project's potential impact due to planned changes to the site's topography and/or ground surface relief features shall be addressed in the required EIR.
- b) Although slopes to be identified as part of the Project's tentative tract map are anticipated to consist of maximum 2:1 (horizontal:vertical) slopes that would not exceed 10 feet in height. Regardless, the Project-specific geotechnical study shall evaluate proposed slopes for stability and safety considerations, the results of which shall be reported in the required EIR.
- c) The residential and commercial buildings all would connect to a sanitary sewer system constructed by the Developer. There are no subsurface sewer systems on the property under existing conditions; as such, the Project would not impact any existing subsurface sewage disposal systems. Thus, no impact would occur and further analysis of this topic is not required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No impact
<i>Would the project:</i>				
18) Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; On-site Inspection; RWQCB National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Systems (MS4s) Draining the Watersheds within the San Diego Region, Order No. R9-2013-0001, NPDES No. CAS0109266 (RWQCB, 2013).

Findings of Fact:

- a) Development of the Project site would remove the site’s existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The required EIR will analyze the potential for soil erosion during grading operations. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) and the requirements imposed by Riverside County’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff (RWQCB, 2013). Additionally, the site-specific geotechnical report shall assess the risk for erosion on the Project site. The required EIR shall evaluate the Project’s potential to result in substantial soil erosion and the loss of topsoil. Mitigation measures, if required, will be specified in the required EIR.

- b) The potential for expansive soils to be located on the Project site shall be explored as part of a site-specific geotechnical evaluation. The required EIR shall disclose the findings of the geotechnical evaluation, and, if necessary, shall impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.
- c) The Project proposes to install a domestic sanitary sewer system that would connect to Eastern Municipal Water District (EMWD) facilities for the purpose of treating wastewater generated by the Project. As such, there is no potential for impacts related to septic systems or alternative wastewater disposal systems and a significant impact would not occur; no further analysis of this subject is required.

Mitigation: Potentially significant impacts to geology and soils will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Ordinance 754 (Riverside County, 2006); and RWQCB National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Systems (MS4s) Draining the Watersheds within the San Diego Region, Order No. R9-2013-0001, NPDES No. CAS0109266 (RWQCB, 2013).

Findings of Fact:

- a) During construction of the Project, existing vegetative cover would be removed and soils would be exposed with the potential to result in on- and off-site erosion. Build-out of the property would convert existing permeable surfaces to impermeable surfaces resulting in little to no on-site erosion; however, the rate and quantity of runoff could increase, which could potentially affect downstream receiving waters and result in off-site water erosion. The potential for off-site rivers, streams, or lakes to be affected by sediment originating from the site during Project construction shall be analyzed in greater detail in the required EIR, based on the results of a Project-specific preliminary hydrology study.

The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater

Management/Discharge Controls), the requirements imposed by Riverside County’s NPDES Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), and the required Project-specific Water WQMP that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff (Riverside County, 2006; RWQCB, 2013). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment. Mitigation measures, if required, will be specified in the required EIR.

Mitigation: Potentially significant impacts due to erosion will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: Riverside County General Plan Figure S-8 (Wind Erosion Susceptibility Map) (Riverside County, 2015c); County of Riverside General Plan EIR No. 521 Figure 4.12.6 (Wind Erosion Susceptibility Map) (Riverside County, 2015b); Ord. No. 460, Article XV; and Ord. No. 484.

Findings of Fact:

- a) According to the Riverside County General Plan, the Project site is located in an area with a “Moderate” susceptibility to wind erosion (Riverside County, 2015c, Figure 4.12.6). During construction, existing vegetative cover would be removed from the Project site, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase, resulting in a potentially significant short-term impact. Following development of the proposed Project, soils on the site would be covered with impervious surfaces and landscaping and no longer exposed to wind; thus, wind erosion and the loss of topsoil would be substantially reduced as compared to existing conditions. Nevertheless, the required EIR shall analyze the potential short-term impacts associated with wind erosion and blowsand during Project construction as well as describe the Project’s proposed design features that would protect the Project from long-term wind erosion impacts.

Mitigation: Potentially significant impacts due to wind erosion and blowsand shall be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.7 Greenhouse Gas Emissions

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

Source: Project Application Materials; County of Riverside Climate Action Plan (Riverside County, 2015a).

Findings of Fact:

- a) Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project’s overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. Riverside County has adopted a Climate Action Plan (CAP), which sets forth requirements to which implementing developments must comply. A Project-specific GHG emissions report shall be prepared for the Project to evaluate consistency with the County’s CAP. Additionally, the Project’s potential impacts due to GHG emissions will be assessed in the required GHG emissions report based on consistency with Assembly Bill 32 (AB 32) and Executive Order No. S-3-05 (EO S-3-05). The results of the GHG emissions report shall be documented in the required EIR.

- b) As noted above under this discussion of Threshold 22.a), Riverside County has adopted a CAP. A Project-specific GHG emissions report shall be prepared for the Project to evaluate consistency with the County’s CAP. The GHG emissions report also shall evaluate the Project’s consistency with AB 32 and Executive Order S-3-05, which are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the proposed Project’s potential to result in a significant impact related to GHG emissions is based on its consistency with the County’s CAP, AB 32, and Executive Order S-3-05. The required EIR shall document the findings of the Project-specific GHG emissions report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

Mitigation: Potentially significant impacts associated with greenhouse gas emissions shall be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Google Earth Pro, DTSC Envirostor Database

Findings of Fact:

- a) A Phase I Environmental Site Assessment (ESA) will be prepared for the Project site. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all

construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site. As such, hazardous materials-related impacts associated with Project construction activities would be less than significant.

The Project consists of a proposal to change the site's existing General Plan designations and zoning classifications to allow for future development of up to 753 residential dwelling units and an 11.6-acre elementary school site. Residential and school uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Household goods used by residential homes and/or elementary school facilities that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents and school personnel are required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Also, as of February 2006, fluorescent lamps, batteries, and mercury thermostats can no longer be disposed in the trash. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or Riverside County. With mandatory regulatory compliance, potential hazardous materials impacts associated with long-term operation of the Project would be less than significant.

Construction and operational characteristics of the Project would be less than significant (as discussed above); however, there is the potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in significant impacts to the environment. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials associated with existing site conditions.

- b) Refer to the discussion in Threshold 23.a) above.
- c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required.
- d) The nearest existing school to the Project site is the Dorothy McElhinney Middle School, located approximately 0.6 miles southwest of the Project site (Google Earth, 2016). The Project proposes the development of an elementary school on an 11.6-acre area of land located on the northeast portion of the Project site. Based on the proposed residential, school, and recreation uses at the Project site, the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur and further analysis of this topic is not required.
- e) The Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2015). Regardless, a Phase I ESA for the Project site will be prepared to evaluate existing site conditions relative to hazardous material contamination. Any existing contaminants on the Project site shall be disclosed in the Phase I ESA, and shall be discussed in the required EIR.

Mitigation: Mitigation measures, if required, shall be set forth in the required EIR.

Monitoring: Monitoring, if required, shall be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
23) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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" (Riverside County, 2015d); GIS database;

Findings of Fact:

- a) The Project site is located approximately 2.0 miles north of the nearest runway at the French Valley Airport. According to Riverside County GIS and the Southwest Area Plan, the southern half of the Project site is within Zones D and E of the Airport Influence Area (AIA) for the French Valley Airport (RCIT, 2016). Within Zone D, highly noise-sensitive outdoor nonresidential uses and hazards to flight are prohibited, and an average of 150 people per acre and up to of 450 people per acre is allowed. Additionally, Zone D allows for residential densities less than or equal to 0.2 du/ac or greater than or equal to 5.0 du/ac, with average lot sizes greater than or equal to 5.0 acres or less than or equal to 0.2 acre, respectively. Within Zone E, there are no limits to development intensity, and only hazards to flight are prohibited. Because the Project site occurs within the AIA for the French Valley Airport, the Project would require review by the Riverside County Airport Land Use Commission (ALUC). As such, the required EIR shall discuss the airport-related hazards affecting the site, and shall document the findings and conclusions reached by the ALUC during their review of the proposed Project.
- b) Refer to discussion in Threshold 23.a) above.
- c) Refer to discussion in Threshold 23.a) above.

- d) The nearest private airstrip, Pines Airpark, is located approximately 1.5 miles northeast of the Project site (Google Earth, 2016). Due to the nature of the small aircrafts that would make use of this private airstrip, the Project's location 1.5 miles away would not result in a safety hazard for people residing or working in the project area. There are no other private airstrips or heliports within the vicinity of the Project site. Therefore, further analysis of this topic is not required.

Mitigation: Potentially significant impacts due to airport-related hazards will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
24) Hazardous Fire Area				
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility" (Riverside County, 2015d); GIS database (RCIT, 2016); County of Riverside General Plan EIR No. 521 Figure 4.13.7 (Riverside County, 2015b).

Findings of Fact:

- a) The Riverside County General Plan EIR and Riverside County GIS do not identify the Project site as having a moderate or high potential for wildland fire hazards (RCIT, 2016; Riverside County, 2015b, Figure 4.13.7). Additionally, the French Valley Specific Plan includes development standards and design guidelines to address wildland fire hazards. As such, the Project's potential to expose people or structures to the potential for significant risk of loss, injury, or death associated with wildland fire hazards would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No Monitoring is required.

4.1.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; County of Riverside Ordinance No. 754 (Riverside County, 2006); RWQCB National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Systems (MS4s) Draining the Watersheds within the San Diego Region, Order No. R9-2013-0001, NPDES No. CAS0109266 (RWQCB, 2013); GIS Database (RCIT, 2016); and Water Quality Control Plan for the San Diego Basin (Basin Plan) (RWQCB, 2011).

Findings of Fact:

- a) The Project would involve mass grading of approximately 230.8 acres of the Project site which would alter the existing drainage patterns of the site. Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property would introduce impervious surfaces and landscaping, thereby increasing the rate and volume of stormwater runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces would also reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study shall be prepared for the Project site. The hydrology study shall evaluate the difference between existing and post-development drainage conditions and shall analyze the incremental increase in stormwater runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies shall be summarized and incorporated into the required EIR.

The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as water quality management retention basins and detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), the RWQCB's Water Quality Control Plan for the San Diego Basin (Basin Plan), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff (Riverside County, 2006; RWQCB, 2013; RWQCB, 2011). The EIR also shall consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment (RWQCB, 2013). Mitigation measures, if required, will be specified in the required EIR.

- b) The California Porter-Cologne Water Quality Control Act (Section 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Margarita River and other major water bodies within the Santa Margarita Watershed is contained in the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin (amended April 2011). (RWQCB, 2011)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The proposed Project has the potential to drain to impaired water

bodies. Receiving waters for the property's drainage and the potential impact to the water quality of those receiving bodies shall be disclosed in the site-specific WQMP, and potential impacts to impaired water bodies shall be discussed in the EIR.

Construction of the Project would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures. Pursuant to the requirements of the San Diego RWQCB and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project's compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R8-2010-0033 (RWQCB, 2013). A Preliminary WQMP shall be prepared for the Project site, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- c) The Project does not propose the installation of any water wells that would directly extract groundwater. According to information available from the California Department of Water Resources, the Project site is located within the Temecula Valley Groundwater Basin (DWR, 2013). Proposed increases in impervious surfaces that would occur with development of the site could reduce the amount of water reaching underground aquifers. The required EIR shall analyze the potential impacts to the groundwater table as a result of the Project's water demand and the increase in impervious surfaces on the Project site.
- d) In the absence of an adequately designed stormwater system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study and WQMP shall be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge from the site. The studies shall take into consideration the flow capacity of the existing and planned storm water drainage systems off-site and existing water quality impairments within the watershed. The results of the studies shall be summarized and incorporated into the required EIR.

- e) The proposed Project consists of the development of 753 residential dwelling units and an 11.6-acre school site. According to Riverside County GIS and FEMA flood maps, the Project site is not located within an area subject to 100-year flood hazards, with the exception of a small portion of the southernmost area of the site within Planning Area 3C (RCIT, 2016). However, because Planning Area 3C is designated as a water quality retention basin, and no housing is proposed within Planning Area 3C, no structures are proposed within this Planning Area that could be subject to or exacerbate existing flooding conditions downstream. Accordingly, the Project has no potential to place housing or structures (with the exception of the water quality retention basin) within any flood hazard zones. Therefore, any potential impacts with respect to Threshold 26.e) or Threshold 26.f) are considered less than significant.
- f) Refer to discussion within Threshold 26.e) above.
- g) There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR shall evaluate the Project's potential to result in other adverse effects to water quality.
- h) A total of three (3) water quality management retention basins are proposed on the Project site, which could hold standing water and attract vectors (e.g., mosquito formation). BMPs and other features are required to be identified as part of Project-specific hydrology studies and preliminary WQMPs. The required EIR shall evaluate whether the on-site detention facilities and BMPs would create conditions that could produce vector control issues or odors, and shall identify mitigation measures as appropriate to reduce such impacts to less than significant levels.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
26) Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input type="checkbox"/> U - Generally Unsuitable <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” and Figure S-10 “Dam Failure Inundation Zone” (Riverside County, 2015d); County of Riverside General Plan EIR No. 521 Figure 4.11.2 (Riverside County, 2015b); and GIS Database (RCIT, 2016).

Findings of Fact:

- a) A hydrology study will be required for the Project site to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project’s storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge. Although the Project has the potential to alter the existing drainage pattern of the site, change absorption rates, and contribute to additional surface runoff, actual flooding on- or off-site is not likely to occur due to the proposed construction of on-site retention basins and storm drain facilities as would be required by Riverside County. Nevertheless, the required EIR will incorporate the findings of the hydrology studies and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site as well as its impact on absorption rates.
- b) Refer to discussion in Threshold 27.a) above.
- c) According to the Riverside County General Plan EIR, the Project site and surrounding area are not subject to dam inundation hazards. Although portions of the Specific Plan area located south of Baxter Road, as well as lands to the west of the Project site, are potentially subject to dam inundation hazards, the 221.7-acre Project site is not located within any identified dam inundation areas. (Riverside County, 2015b, Figure 4.11.2) Accordingly, no impact would occur and further analysis of this subject is not required.
- d) The largest body of water near the Project site is the Skinner Reservoir, located approximately 2.9 miles southeast of the Project site; however, the Project is not tributary to the Skinner Reservoir. Nonetheless, any changes in the rate or amount of runoff leaving the site in its post-development condition may have the potential to affect water levels in downstream water bodies. Accordingly, this issue shall be documented in the Project’s required hydrology study, and the required EIR shall evaluate whether changes in the rate or amount of runoff would adversely affect water levels at any of the downstream tributaries for the Project site.

Mitigation: Potentially significant impacts to hydrology and water quality will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.10 Land Use Planning

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

Source: Riverside County General Plan (Riverside County, 2015c); GIS database (RCIT, 2016); Project Application Materials; and City of Murrieta General Plan 2035 Exhibit 1-1 (Murrieta, 2011).

Findings of Fact:

- a) The Riverside County General Plan designates the majority of the Project site as “Medium Density Residential (MDR),” with the remaining areas designated as “Open Space-Conservation (OS-C),” “Open Space-Recreation (OS-R),” “Rural Residential (RR),” and “Low Density Residential (LDR)” (RCIT, 2016). However, pursuant to Riverside County General Plan Policy LU 1.10, with exception of the 22.6 acres proposed to be added to the Specific Plan boundaries as part of the Project, the existing General Plan land use designations that apply to the Project site are based on the approved Specific Plan Land Use Plan (refer to Figure 1-1). The 21.9 acres to be added to the northeastern boundary of the Specific Plan is designated for LDR, while the 0.7 acre to be added to the western boundary of the Specific Plan is designated for MDR. The Project proposes to amend the land uses for the 21.9-acre area to be added to the northeast portion of the Specific Plan from LDR to Public Facilities, while the 0.7 acre to be added to the Specific Plan’s western boundary would be changed from MDR to “Medium High Density Residential (MHDR)” as part of Amendment No. 2 to Specific Plan No. 312. The 0.2-acre of land proposed to be added to the eastern portion of the Specific Plan is currently designated MDR; the portion of the 0.2-acre addition area proposed to be added to Planning Area 24 would be changed from MDR to MHDR. Within the 201.4 acres of the Project site that are currently within the Specific Plan, land uses would be modified as shown on Figure 2-7. These changes may represent a substantial alteration of the site’s planned land use. The required EIR shall analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

- b) The Project site is located within the City of Murrieta’s sphere of influence (SOI), and includes the following land use designations: “Low Density Residential,” “Medium Density Residential,” “Open Space Conservation,” and “Open Space Recreation” (Murrieta, 2011, Exhibit 1-1). The Project would have the potential to affect existing land uses in the City of Murrieta SOI, and the required EIR shall analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
28) Planning				
a. Be consistent with the site’s existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 (Riverside County, 2015c); GIS database (RCIT, 2016); Google Earth (Google Earth, 2016).

Findings of Fact:

- a) The majority of the Project site is zoned for SP (“Specific Plan”) as part of the approved French Valley Specific Plan No. 312. The Project proposes to reconfigure the boundaries of the French Valley Specific Plan No. 312, and would incorporate four adjacent parcels (totaling 22.6 acres) into the French Valley Specific Plan No. 312 area, as well as adjust the southern and western lot lines of the abutting EMWD facility which would result in the addition of 0.2 acre to the Specific Plan. Two of the parcels (480-660-016 and 480-670-031), comprising 0.7 acre are proposed to be added to the Specific Plan Area are currently zoned R-5 (open area combining zone, residential developments). The remaining two parcels (480-010-019 and 480-010-022) comprising 21.9 acres are proposed to be added to the northeastern boundary of the Specific Plan are currently zoned R-R (Rural Residential). The Project proposes changing the zoning of all four of these parcels to SP Zone (Specific Plan Zone) in order to incorporate them into the French Valley Specific Plan No. 312 (SP 312A2). The 0.2-acre area that would be added to the eastern portion of the Specific Plan is currently zoned “SP Zone” and therefore would not require a change of zone. The proposed Change of Zone also would formalize planning area boundaries, acreages, and unit allocations that reflect the revisions proposed as part of SP 312A2. The required EIR shall discuss potential physical environmental effects associated with the change in the site’s existing zoning. (RCIT, 2016)

- b) Zoning classifications for properties that surround the Project site include the following: Light Agriculture (A-1-2½), Rural Residential (R-R), and Rural Residential - Menifee (R-R-2½; City of Menifee) to the north; R-R and R-1 (one family residential) to the east; SP Zone (Specific Plan Zone [French Valley Specific Plan No. 312]) to the south; and Light Agriculture (A-1-10), Residential Agricultural (R-A-5), and Heavy Agriculture (A-2-10), to the west. Of these zoning classifications, the Project's proposed residential, public facility, and open space classifications would be compatible with the surrounding residential zoning classifications, as these zoning classifications are intended to support residential land uses. However, the proposed Project is potentially incompatible with the rural and agriculture zoning classifications to the north, east, and west of the site. Accordingly, the required EIR shall evaluate the Project's potential to create physical environmental effects associated with the zoning classifications of adjacent properties.
- c) Land uses to the north of the Project site include a mix of rural residential and generally disturbed undeveloped land. Land uses to the east of the Project site consist of several rural residential uses and a residential community that is currently under construction pursuant to Tentative Tract Map No. 32185. Residential land uses constructed as part of SP No. 312 are located to the south of the Project site, and a tributary to Warm Springs Creek traverses the southernmost portion of the Project site and runs in a northeast to southwest direction. Land uses to the west of the Project site include a single-family residential community that is currently under construction, to the north of which are rural residential uses and open space. (Google Earth, 2016) The Project's potential to conflict with existing land uses surrounding the Project site, particularly lands located to the north, east, and west of the Project site, shall be evaluated in the required EIR.

The Riverside County General Plan identifies planned land uses throughout the County. Existing General Plan land use designations surrounding the Project site include the following: Rural Residential (RR), Low Density Residential (LDR) and City of Menifee (RR2, Rural Residential – 2 acre minimum lot size) to the north; RR, LDR, and Medium Density Residential (MDR) to the east; Open Space-Conservation (OS-C) and MDR to the south; and RR, LDR, and MDR to the west. The Project's proposed Medium and Medium High Density Residential, school, and open space uses would be compatible with the surrounding medium density residential land uses. However, the Project has the potential to conflict with planned rural uses surrounding the site. The Project's potential to create physical environmental effects associated with the adjacent planned land uses also shall be evaluated in the required EIR.

- d) A Project-specific land use analysis is required in the EIR to determine if the proposed Project is consistent with applicable policies from the Riverside County General Plan, the Southwest Area Plan (including policy areas), the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Southern California Association of Government's (SCAG) Comprehensive Plan and Guide, and the SCAQMD AQMP. The results of the analysis shall be presented in the required EIR.
- e) The proposed Project would have no potential to disrupt or divide the physical arrangement of existing communities because the Project site is located on undeveloped land that does not provide a connection between existing established neighborhoods. Additionally, the proposed revisions to the Specific Plan would establish vehicular and non-vehicular connections both within the Project site and to off-site facilities (sidewalks, bike lanes, etc.) Accordingly, no impact would occur, and further discussion and analysis of this topic is not required.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.11 Mineral Resources

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
29) Mineral Resources				
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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” (Riverside County, 2015d); Google Earth Pro (Google Earth, 2016); California Department of Conservation, Mineral Resources Maps for the Temescal Valley (CDC, 1991).

Findings of Fact:

- a) According to mapping information from the California Department of Conservation (CDC), the Project site is located within the “MRZ-3” Mineral Resource Zone. This category represents “Areas containing known or inferred mineral occurrences of undetermined mineral resource significance” (CDC, 1991, Plates 2B, 3B, 4B, 5B, and 6B). Accordingly, implementation of 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, and no impact would occur. No further analysis of these subjects is required.
- b) Refer to the discussion within Threshold 29.a) above.
- c) According to Riverside County GIS records, there have been no surface mining permits issued within the Project vicinity, indicating that there are no existing surface mines in the Project vicinity (RCIT, 2016). Additionally, there are no State classified or designated areas for mineral resources within the Project vicinity. There are no mines or quarries proposed by the Project nor are any known to exist on the site or in the surrounding area (Google Earth, 2016). Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the Project be an incompatible use

with any proposed or existing surface mines. As such, no further analysis of this subject is required.

- d) Refer to the discussion within Threshold 29.c) above.

Mitigation: Potentially significant impacts to land use/planning will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.12 Noise

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

Source: Riverside County General Plan Figure S-19 "Airport Locations" (Riverside County, 2015d); County of Riverside Airport Facilities Map, Riverside County Airport Land Use Compatibility Plan Map FV-3 (RCALUC, 2004); and GIS database (RCIT, 2016).

Findings of Fact:

- a) The Project site is located within the Airport Influence Area (AIA) for the French Valley Airport Land Use Compatibility Plan (ALUCP). The Project proposes to develop the site with residential and school uses which could have the potential to expose sensitive receptors to excessive noise levels. However, according to Map FV-3 from the ALUCP's Airport Compatibility Plan for the French Valley Airport, the Project site is located outside of the 55 decibel contour for the airport; thus, the Project would not expose future residents or workers to substantial airport-related noise, and further analysis of this subject is not required. (RCALUC, 2004, Map FV-3)

- b) The Project site is located approximately 1.5 miles southwest of the Pines Airpark, which is the nearest private airstrip (RCIT, 2016). Project residents would not be subject to substantial noise from the Pines Airpark due to the distance and the types of small aircrafts which utilize Pines Airpark. Regardless, a Project-specific noise impact analysis shall be prepared to discuss potential impacts associated with noise from this private airstrip, and the results of the analysis shall be disclosed in the required EIR.

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
<i>Would the project:</i>				
31) Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-1 "Circulation Plan" (Riverside County, 2015c); GIS Database (RCIT, 2016); County of Riverside General Plan EIR Figure 4.15.4 (Riverside County, 2015b); and Google Earth Pro (Google Earth, 2016).

Findings of Fact: The Project does not propose the use of rail and would not generate railroad noise. Accordingly, no impact would occur, and further analysis of this subject is not required. No existing rail lines are located in the vicinity of the Project site (RCIT, 2016). The Project proposes to develop the site with residential, school, and open space uses, which are noise sensitive receptors and thus could be adversely affected by noise from off-site rail activity. According to General Plan Draft EIR No. 521, which contains current information about noise levels associated with rail lines throughout the County, land uses located more than 3,600 feet away from railroad lines would be subject to noise levels less than 60 dBA (Riverside County, 2015b, Figure 4.15.4). The nearest rail corridor to the Project site is located approximately 6 miles (31,680 feet) to the north; accordingly, future residences on-site would not be exposed to noise from railroad operations that exceed County standards and no impact would occur (Google Earth, 2016). Accordingly, further analysis of this topic is not required.

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
<i>Would the project:</i>				
32) Highway Noise NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection; Project Application Materials; and Google Earth Pro (RCIT, 2016).

Findings of Fact: The Project site is located approximately 0.75-mile west of Highway 79/Winchester Road (Google Earth, 2016). As such, future residences at the Project site, particularly those residing on the eastern portion of the site, may be exposed to highway-related noise levels that exceed the County’s significance thresholds for noise, as established by the County’s General Plan Noise Element. Accordingly, impacts due to highway-related noise represent a potentially significant impact for which a Project-specific noise impact analysis shall be prepared to evaluate the Project’s potential to expose future on-site residential and commercial land uses to noise levels exceeding the County’s standards. The results of the noise study shall be disclosed in the required EIR, along with any recommended mitigation measures to reduce impacts to the maximum feasible extent.

Mitigation: Mitigation measures, if required, shall be set forth in the required EIR.

Monitoring: Monitoring, if required, shall be set forth in the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
33) Other Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; and GIS database (RCIT, 2016).

Findings of Fact: The Project does not contain any other aspects that would qualify as “other noise” that have not been addressed by the other thresholds. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
34) Noise Effect on or by the Project				
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”) (Riverside County, 2015d); Project Application Materials; and County of Riverside Ordinance No. 847 (Riverside County, 2007).

Findings of Fact:

- a) Construction of the Project as proposed could produce noise levels that would expose nearby sensitive receptors to noise levels exceeding the County’s standards. Additionally, build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise during both construction and operation, and to analyze the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and/or would result in noise levels in excess of those permitted by the County’s General Plan Noise Element. The results of the acoustical study shall be summarized and incorporated into the required EIR.
- b) During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Riverside County Ordinance No. 847 regulates noise throughout unincorporated Riverside County, but explicitly exempts construction-related noise provided construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September or between the hours of 6:00 pm and 7:00 am during the months of October through May (Riverside County, 2007). Regardless, a site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.
- c) Project-related construction activities, as well as long-term operational activities (including proposed building operations and the projected increases in vehicular travel along area roadways), may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County’s General Plan and County Ordinance No. 847, *Regulating Noise*. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.

- d) Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. Operationally, the proposed residential, recreational, and school land uses are not anticipated to present any groundborne vibration impacts. The required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration during construction and operation.

Mitigation: Potentially significant impacts to noise will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.13 Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; GIS database (RCIT, 2016); Riverside County General Plan Housing Element (Riverside County, 2015c); County of Riverside Southwest Area Plan Appendix E (Riverside County, 2015d); County of Riverside General Plan Amendment No. 960 Appendix E-I (Riverside County, 2015c).

Findings of Fact:

- a) Under existing conditions, the Project site is undeveloped. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.
- b) The Project proposes to develop the site with 753 residential units and an 11.6-acre school site. Based on the estimated employment generation rates specified Tables 9A and 9B of the Employment Density Study Summary Report prepared for SCAG, the Project is expected to accommodate approximately 132 employees associated with the proposed elementary school site within Planning Area 42 (NCI, 2001). The additional job opportunities offered by the Project would not create the need for new housing construction in areas not already planned for housing development by Riverside County and local governments in the surrounding area, as the Project's 753 residential units would be more than sufficient to off-set the incremental increase in demand for housing associated with the Project's proposed elementary school. Also, implementation of the proposed Project would create 753 additional residential units in Riverside County, which would help meet housing demands for Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.
- c) Refer to discussion in Threshold 35.a) above. No impact would occur.
- d) The Project site is not located within a County Redevelopment Area (RCIT, 2016). Thus, no impact would occur and further discussion of this impact is not required.
- e) The Project site is a proposed community with primarily residential land uses. Implementation of the proposed Project would result in an increase of 753 dwelling units. According to the population generation rates within the Valley-Wide Recreation and Parks District Master Plan, and as summarized previously in Table 2-3, the Project would yield a future population of approximately 2,410 residents at build-out (Riverside County, 2015c, Appendix E-1). Thus, the required EIR shall discuss the potential impact the Project could have on regional and local population projections.
- f) The Project proposes 753 residential units which would provide housing and an 11.6-acre elementary school which would provide jobs. The Project is expected to result in up to 2,410 new residents and 132 new employees at the proposed elementary school site. Additionally, the Project would install infrastructure improvements such as paved roads and access to improved and expanded water and sewer lines that could indirectly induce growth in the local area. The potential for the Project to induce substantial population growth shall be evaluated in the required EIR.

Mitigation: Potentially significant impacts to population and housing will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.14 **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:

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
36) Fire Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element (Riverside County, 2015c); County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015c).

Findings of Fact: Buildout of the proposed Project would result in the introduction of approximately 753 new residential dwelling units (structures) on-site and an 11.6-acre elementary school site, and would increase the County’s population by up to 2,410 persons and would increase employment opportunities by approximately 132 jobs (Riverside County, 2015c, Appendix E-1). The increase in buildings and population on-site has the potential to directly or cumulatively impact the County’s existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
37) Sheriff Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, County of Riverside General Plan Amendment No. 960 Appendix E-1, County of Riverside General Plan EIR

Findings of Fact: As indicated in Section 2.5.2, the Project is expected to result in up to 132 new employees, and would increase the County’s population by up to 2,410 persons (Riverside County, 2015c, Appendix E-1). As such, the Project would result in an incremental demand for sheriff services. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, the County requires 1.5 sworn peace officers per 1,000 population; one (1) supervisory officer and one (1) support staff per every seven (7) sworn officers; and one (1) patrol vehicle per every three (3) sworn officers (Riverside County, 2015b, p. 4.17-26). As such, the required EIR shall determine the adequacy of existing sheriff service facilities to service the proposed Project and shall evaluate whether the project would necessitate the development of new or physically altered government facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: GIS database, County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015d).

Findings of Fact: Buildout of the proposed Project would result in an increase in the County’s population by up to 2,410 persons and would result in an increase in the site’s demand for educational services and facilities (Riverside County, 2015c, Appendix E-1). Although a portion of the Project’s demand for educational services and facilities would be met by development of an 11.6-acre elementary school site proposed by the Project, impacts to school facilities would be potentially significant. The required EIR shall evaluate the Project’s potential impacts to existing school facilities to determine whether new or expanded school facilities are necessary to accommodate future students generated by Project development.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: Riverside County General Plan and General Plan Environmental Impact Report No. 521 (Riverside County, 2015b).

Findings of Fact: Future residents generated by the Project have the potential to adversely affect the County’s library system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. Pursuant to Mitigation Measure 4.15.C of EIR No. 441, which was certified for the adoption of the 2003 RCIP General Plan, a standard of 0.55 square feet (sq.ft.) per resident of the County of Riverside, and 2.5 volumes per resident of the County of Riverside must be maintained (Riverside County, 2015b, p. 4.17-71). Thus, the 2,410 residents generated by the Project would result in a future demand for approximately 1,322 sq. ft. of additional library space and approximately 6,010 volumes of material. This is evaluated as a potentially significant impact. The required EIR shall disclose the Project’s anticipated demand for library space, and shall evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
40) Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: General Plan Environmental Impact Report No. 521

Findings of Fact: Future residents generated by the Project have the potential to adversely affect the County’s health services system, possibly resulting in the need for new or expanded facilities the construction of which could result in a significant environmental effect. Pursuant to the County of Riverside Draft Environmental Impact Report No. 521, per every 1,000 residents 1.9 beds should be available within the County of Riverside (Riverside County, 2015b, p. 4.17-78). Thus, the 2,410 residents generated by the Project would result in a future demand for approximately five (5) hospital beds within a hospital facility. This is evaluated as a potentially significant impact. The required EIR shall disclose the Project’s anticipated demand for health services space, and shall evaluate whether any new or expanded facilities are needed to meet that demand, the construction of which could result in significant environmental effects.

Mitigation: Potentially significant impacts to public services will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.15 Recreation

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
district with a Community Parks and Recreation Plan (Quimby fees)?				

Source: GIS database (RCIT, 2016); Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2014); Ord. No. 659 (Establishing Development Impact Fees) (Riverside County, 2015e); County of Riverside General Plan Amendment No. 960 Appendix E-1 (Riverside County, 2015c); Valley Wide Recreation & Park District Master Plan (VWRPD, 2010).

Findings of Fact:

- a) The Project proposes the construction of 11.0 acres of on-site parkland, which has the potential to result in physical impacts. These physical impacts shall be evaluated throughout the required EIR under the appropriate environmental issue areas (e.g., biological resources, cultural resources, construction-related air quality impacts, etc.). Additionally, the required EIR also shall disclose whether the proposed Project would result in or require improvements to parkland off-site in order to meet the VWRPD’s parkland requirements of 5.0 acres of parkland per 1,000 residents, or if the Project would require off-site parkland development that could result in significant physical impacts to the environment.

- b) Within the entire French Valley Specific Plan, there would be a total of 40.4 acres of parks within the Specific Plan. It is anticipated that the 40.4 acres of existing and proposed parkland are more than adequate to meet the recreation demands of the Specific Plan, which requires the provision of only 29.1 acres of parkland based on the future development of up to 1,820 dwelling units within the entire Specific Plan area (1,820 households x 3.2 persons per household x 5.0 acres ÷ 1,000 persons = 29.1 acres). Nonetheless, future residents of the proposed Project have the potential to include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility could occur or be accelerated. Potential impacts to existing parkland facilities shall be evaluated in the required EIR.

- c) According to Riverside County GIS, the Project site is not located within a CSA (RCIT, 2016). The Project site is located in the VWRPD. As noted above, within the entire French Valley Specific Plan, and assuming the changes per Amendment No. 2 to SP 312 are approved, there would be a total of 40.4 acres of parks within the Specific Plan, and a total of 1,820 dwelling units. The 40.4 acres of existing and proposed parkland are more than adequate to meet the recreation demands of the Specific Plan, which requires the provision of only 29.1 acres of parkland based on the future development of up to 1,820 dwelling units within the Specific Plan area (1,820 households x 3.2 persons per household x 5.0 acres ÷ 1,000 persons = 29.1 acres). Because adequate parkland would be accommodated within the French Valley Specific Plan with approval of the Project, it is not anticipated the Project would be required to contribute in-lieu fees for parkland development (Quimby Fees). Nevertheless, the EIR will evaluate whether the Project complies with the parkland provision requirements established by the VWRPD Master Plan, and whether Quimby fees would be required to fund off-site parkland development that could, in turn, result in adverse physical impacts to the environment.

Mitigation: Potentially significant impacts to recreation will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
42) Recreation Trails	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: County of Riverside Southwest Area Plan Figure 8 (Riverside County, 2015d).

Findings of Fact: According to Figure 8 of the Southwest Area Plan, a Class I Bike Path is planned along Leon Road, which borders the eastern boundary of the Project site (Riverside County, 2015d, Figure 8). No other recreational trails are shown on or in the vicinity of the Project site on Figure 8. The Project proposes the construction of trails within the Project area, which includes an 8-foot hard surface trail that traverses Planning Areas 3E, 34, 40, and 41, and well as a 10-foot multi-use trail within Planning Area 41. The required EIR shall evaluate whether the Project would conflict with any planned recreational trail alignments within the Project area, and also shall evaluate the physical impacts to the environment resulting from the construction of such trails.

Mitigation: Potentially significant impacts to recreation will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.16 Transportation/Traffic

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
43) Circulation				
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Traffic Impact Analysis Preparation Guide (Riverside County, 2008), 2011 Riverside County Congestion Management Program (RCTC, 2011); GIS Database (RCIT, 2016); County of Riverside General Plan Amendment No. 960, Southwest Area Plan Figure 5 (Southwest Area Plan French Valley Airport Influence Area) and Figure 8 (Southwest Area Plan Trails and Bikeway System) (Riverside County, 2015d); Riverside Transit Authority System Map (RTA, 2016), Google Earth Pro (Google Earth, 2016).

Findings of Fact:

- a) The proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulative basis. A site-specific traffic study shall be prepared according to the Riverside County Transportation Department's Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The traffic study shall quantify the volume of vehicular traffic anticipated to travel to and from the Project site. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes of transportation into account. The traffic analysis

study area for local roads shall be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide (Riverside County, 2008). The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

- b) Traffic generated by the proposed Project has the potential to impact the Riverside County Congestion Management Program (CMP) roadway network. Nearby facilities with the potential to be impacted by Project-related traffic includes State Route 79 (RCTC, 2011, Exhibit 2-1). Potential effects to the CMP roadway system shall be evaluated in a site-specific traffic study, and the results of this study shall be used in the required EIR to determine the Project's consistency with the Riverside County CMP, including applicable level of service standards and travel demand/congestion management measures.
- c) The Project site is located approximately 2.0 miles north of the nearest runway at the French Valley Airport. According to Riverside County GIS and the Southwest Area Plan, the Project site is within the Airport Influence Area (AIA) for the French Valley Airport (RCIT, 2016; Riverside County, 2015d, SWAP Figure 5). Thus, the Project will require review by the Riverside County Airport Land Use Commission (ALUC) for consistency with the French Valley Airport Land Use Compatibility Plan (ALUCP) (RCALUC, 2004). As such, the required EIR shall discuss the Project's potential inconsistencies with the ALUCP, if any, and also shall evaluate whether the Project would result in a change in air traffic patterns that would pose substantial safety risks to local and/or future Project residents, or that could adversely affect the safety of aircraft operations associated with the airport. The required EIR shall document the findings and conclusions reached by the ALUC during their review of the proposed Project.
- d) As noted under Threshold 43.c), above, the proposed Project would require review by the Riverside County ALUC for consistency with the French Valley ALUCP, the results of which shall be documented in the required EIR. The nearest rail corridor to the Project site is located approximately 6 miles (31,680 feet) to the north and there are no waterborne traffic routes in the Project vicinity that could be affected by the proposed Project; thus, further analysis of potential impacts to rail or waterborne traffic is not required. (Google Earth, 2016)
- e) All proposed improvements within the public rights-of-way would be installed in conformance with County design standards. Nonetheless, a site-specific traffic impact analysis shall be prepared for the Project and shall evaluate the potential of hazards due to design features on the Project site. The results shall be disclosed in the required EIR.
- f) The proposed Project would install public roadway improvements that would require long-term maintenance. Additionally, road improvements along Leon Road, Keller Road, and Hilton Road are proposed as part of the Project. Accordingly, analysis of the Project's construction-related impacts shall be included in the required EIR to evaluate the Project's potential to affect long term maintenance of the affected public roads.
- g) There are no improved roadway facilities traversing the Project site under existing conditions (Google Earth, 2016). Improvements along Leon Road, Keller Road, and Hilton Road are proposed as part of the Project, and thus traffic in the local vicinity may be affected. As such, analysis of the Project's construction-related impacts shall be included in the required EIR to evaluate the Project's potential to affect local circulation during construction.

- h) The proposed Project would not affect any local area roadways that serve as emergency access routes during near-term construction or long-term operation. During the course of the County of Riverside’s required review of the Project’s applications, the Project’s design would be reviewed to ensure that adequate access to and from the site and around the proposed buildings is provided for emergency vehicles. With required adherence to Riverside County requirements for emergency vehicle access, no impacts would occur and further analysis of this issue is not required.
- i) According to draft Southwest Area Plan Figure 8, *Trails and Bikeway System*, which is part of General Plan Amendment 960 and reflects trail requirements pursuant to County-adopted design guidelines, a Class I bicycle route is designated along Leon Road (Riverside County, 2015d, Figure 8). Figure 8 does not show any community trails planned on or within the vicinity of the Project site. Bus service in the Project vicinity is provided along Routes 79 and 217 via Highway 79 (RTA, 2016). The nearest stop to the Project site is located at the Southwest Justice Center located at the southwest corner of Auld Road and Leon Road, approximately 2.1 miles south of the Project site (Google Earth, 2016). Implementation of the proposed Project would not affect the operation of the bus route. Nonetheless, there is potential that the Project could conflict with the Southwest Area Plan designations for a bike trails or other adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or could substantially decrease the performance or safety of such facilities. As such, the impacts to adopted plans, policies, or programs regarding public transit, bikeways, or pedestrian facilities shall be discussed and evaluated in the Project’s required EIR.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

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

Source: County of Riverside Southwest Area Plan Figure 8 (Southwest Area Plan Trails and Bikeway System) (Riverside County, 2015d).

Findings of Fact: According to draft Southwest Area Plan Figure 8, *Trails and Bikeway System*, which is part of General Plan Amendment 960 and reflects trail requirements pursuant to County-adopted design guidelines, a Class I bicycle route is designated along Leon Road (Riverside County, 2015d, Figure 8). There is potential that the Project could conflict with the Southwest Area Plan designations for a Class I bicycle route along Leon Road, or could otherwise substantially decrease the performance or safety of other bicycle figures facilities. The required EIR shall discuss and evaluate the potential impacts to bike trails resulting from the Project.

Mitigation: Potentially significant impacts to transportation/traffic will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

4.1.17 **Utility and Service Systems**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: EMWD Service Area Map (EMWD, 2015); EMWD 2010 Urban Water Management Plan (EMWD, 2011).

Findings of Fact:

- a) The Project site is in the service area of EMWD (EMWD, 2015). The proposed Project would install connections to existing EMWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR shall describe the Project’s proposed water and wastewater conveyance facilities, and shall evaluate whether the construction of such facilities would result in significant environmental effects.
- b) The operation of 753 residential units and an 11.6-acre elementary school site on the Project site would result in an increase in potable water demand from the local water purveyor, EMWD. Pursuant to CEQA Guidelines Section 15155(a)(1), the proposed Project is considered a “water-demand project” because it involves a residential development with more than 500 dwelling units. The Project also may increase the site’s demand for potable water as compared to what is anticipated in the EMWD’s 2010 Urban Water Management Plan (UWMP) (EMWD, 2011). In order to evaluate whether EMWD’s current and planned water supplies are adequate to serve the Project, a Water Supply Assessment (WSA) shall be prepared for the Project. The results of the WSA shall be documented in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: EMWD Service Area Map (EMWD, 2015).

Findings of Fact:

- a) Wastewater service is provided to the Project site by EMWD (EMWD, 2015). The proposed Project would install connections to EMWD wastewater conveyance lines, which would result in physical environmental impacts. Off-site improvements also may be necessary to provide adequate service to the site. Additionally, there is a potential that Project wastewater flows could exceed the treatment capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR shall evaluate whether the Project's demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment, including capacity of the receiving wastewater treatment facility.
- b) Sewer flows generated by the proposed Project have the potential to result in deficient sewer capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR shall evaluate whether there is adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
47) Solid Waste				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The construction and operation of 753 residential units and an 11.6-acre elementary school site on the Project site would generate solid waste requiring off-site disposal. The required EIR shall evaluate whether the Project's incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also shall evaluate whether any new or expanded solid waste facilities would be required to serve the Project.
- b) Solid waste that would be generated during the Project's construction and operational phases have the potential to conflict with federal, state, and local statutes and regulations related to solid wastes including the CIWMP. The Project's potential to conflict with federal, state, and local statutes and regulations related to solid wastes shall be evaluated in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
d. Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Maintenance of public facilities, including roofs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials.

Findings of Fact:

a-g) Development of the Project site with 753 residential units and an 11.6-acre school site would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities shall be evaluated in the required EIR.

Mitigation: Potentially significant impacts to utility and service systems will be evaluated in the required EIR, and mitigation measures will be evaluated if impacts are determined to be significant.

Monitoring: Monitoring, if required, will be accomplished as set forth by the required EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
49) Energy Conservation				
a. Would the project conflict with any adopted energy conservation plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials.

Findings of Fact:

a) There are no adopted energy conservation plans that are applicable to the proposed Project. Nonetheless, the required EIR shall evaluate whether the Project would involve the wasteful, inefficient, and/or unnecessary consumption of energy during construction and/or long-term operation.

Mitigation: Although significant impacts are not anticipated, measures to reduce the Project's energy consumption may be identified in the required EIR in conformance with CEQA Guidelines Appendix F.

Monitoring: Monitoring for any energy conservation measures shall be set forth in the required EIR.

4.1.18 Mandatory Findings of Significance

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
50) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials.

Findings of Fact: The proposed Project has the potential to alter the quality of the existing physical environment. The introduction of residential and public facility (school) uses to the area restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plants species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California prehistory. No historic resources are known to be present on the site. These issues shall be evaluated in the required EIR.

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

Source: Staff review, Project Application Materials

Findings of Fact: The proposed Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas

emissions; traffic and transportation; land use and planning; hydrology and water quality; noise; and public services. The required EIR shall evaluate the Project’s potential to result in cumulatively significant impacts.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
52) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

Findings of Fact: The potential for the proposed Project to directly or indirectly affect human beings shall be evaluated in the required EIR.

4.2 EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County General Plan Program EIR (SCH No. 2002051143), October 7, 2003.

General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), February 2015.

French Valley Specific Plan Environmental Impact Report No. 411 (SCH No. 1994041068), August 21, 2001.

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

4.3 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21000 and 21178.1; References: California Government Code Sections 15162, 15063, 15064.5; 51104(g), and 65962.5; California Health and Safety Code Section 7050.5; and Public Resources Code Sections 21074, and 12220(g).

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<u>Cited As:</u>	<u>Source:</u>
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EMWD, 2015	Eastern Municipal Water District, 2015. <i>EMWD Service Area Map</i> . Accessed December 28, 2015. Retrieved from: http://www.emwd.org/meet-emwd/emwd-service-area .
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PUBLIC HEARING NOTICE LABEL REQUIREMENTS

PUBLIC HEARING NOTICE LABELS CERTIFICATION FORM

I, Michael Haggerson, certify that on 5/2/16,
Print name Date

the attached property owner's list was prepared by:

Michael Haggerson for the following project, _____,
Print Company Name and/or Individual's Name Project case number(s)

using a radius distance of _____ feet, pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the project applicant, the applicant's engineer/representative, if any, the owner(s) of the subject property, the school district or districts within whose boundary the subject project is located, every City within one mile of the subject property or within whose sphere of influence the subject property is located, if any, and, all other property owners within a 600 foot radius around the subject property, and all contiguously owned properties, if any, 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 area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the property 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 the property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information field is true and correct to the best of my knowledge.

Name: Michael Haggerson

Title/Registration: map/list preparer

Address: 1711 Presidio Wy

Address: _____

City: Plumas Lake State: CA Zip: 95961

Telephone No.: (800) 568-7104 Fax No.: (____) _____

E-Mail: _____

Case No.: _____

APN	NAME	ADDRESS	CITY	STATE	ZIP
472-050-004	WESTERN RIVERSIDE COUNTY REG CON AUTHORITY	P O BOX 1667	RIVERSIDE	CA	92502
472-050-005	WESTERN RIVERSIDE COUNTY REG CON AUTHORITY	P O BOX 1667	RIVERSIDE	CA	92502
472-050-019	NICK TIRABASSI	24335 VICTORY BLVD	WEST HILLS	CA	91307
472-050-023	GUOWEI JIN	30817 LA RAY LN	WINCHESTER	CA	92596
472-050-024	JAMES & JANET C CEBULA	30808 KELLER RD	WINCHESTER	CA	92596
472-050-025	DAVID & MARY JANE CUPP	6225 CAMINITO JUANICO	SAN DIEGO	CA	92111
472-050-026	DAVID & MARY JANE CUPP	6225 CAMINITO JUANICO	SAN DIEGO	CA	92111
472-050-027	WALTER R & SANDRA S WILSON	30928 KELLER RD	WINCHESTER	CA	92596
472-050-028	SHALYN WARRINGTON	30980 KELLER RD	WINCHESTER	CA	92596
480-010-002	WESTERN RIVERSIDE COUNTY REG CON AUTHORITY	P O BOX 1667	RIVERSIDE	CA	92502
480-010-004	JULIE A & YANCY J RICHARDSON	30330 SUNNHILLS DR	MENIFEE	CA	92584
480-010-005	ROBIN H BORDERS	30420 SUNNY HILLS DR	MENIFEE	CA	92584
480-010-006	MARK ALLAN & JULIE M VANGALE	26772 DESERT LOCUS ST	MURRIETA	CA	92562
480-010-007	MICHAEL N & HENDRIKA C MONTELEONE	35245 BRIGGS RD	MURRIETA	CA	92563
480-010-015	MICHAEL N & HENDRIKA C MONTELEONE	35245 BRIGGS RD	MURRIETA	CA	92563
480-010-016	ANDY & CINDY DOMENIGONI	31851 WINCHESTER RD	WINCHESTER	CA	92596
480-010-017	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-010-018	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-010-019	JAMES MURDOCK	37998 SILVER FOX CT	MURRIETA	CA	92562
480-010-020	THE 8 ACRES	6915 RUTGERS DR	ANAHEIM	CA	92807
480-010-021	ABEL & GRACIELA MORALES	34235 LEON RD	WINCHESTER	CA	92596
480-010-022	JOHN T & STEVEN R POLLOCK	5871 TERRIER DR	HUNTINGTON BEACH	CA	92649
480-010-023	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-010-024	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-010-025	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-010-026	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-009	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-010	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-011	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-013	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-014	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-021	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-032	RIVERSIDE MITLAND 03	12865 POINTE DEL MAR #200	DEL MAR	CA	92014

480-020-035	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-020-037	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-030-007	FERNANDO DELGADILLO	4475	HOLLYVALE LN	HEMET	CA	92545
480-030-008	JENNIE L CHIEM	P O BOX 8505		MORENO VALLEY	CA	92552
480-030-009	CHARLES W & SHARILYN A SHORES	31085	FLOSSIE WAY	WINCHESTER	CA	92596
480-030-010	AMANDA WARREN	31125	FLOSSIE WAY	WINCHESTER	CA	92596
480-030-013	BEAZER HOMES HOLDING CORP	1800 E HWY #200		BREA	CA	92821
480-040-001	BEAZER HOMES HOLDING CORP	1800 E HWY #200		BREA	CA	92821
480-040-002	BEAZER HOMES HOLDING CORP	1800 E HWY #200		BREA	CA	92821
480-040-004	BEAZER HOMES HOLDING CORP	1800 E HWY #200		BREA	CA	92821
480-040-006	BEAZER HOMES HOLDING CORP	1800 E HWY #200		BREA	CA	92821
480-040-008	BEAZER HOMES HOLDING CORP	1800 E HWY #200		BREA	CA	92821
480-090-085	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-541-005	ANTHONY K & AMY M ALEJANDRE	31019	PINON PINE CIR	WINCHESTER	CA	92596
480-541-006	SCOTT ALLEN & EDNALYVN G KERR	31016	PINON PINE CIR	WINCHESTER	CA	92596
480-541-007	MATTHEW GRIFFIN	31028	PINON PINE CIR	WINCHESTER	CA	92596
480-541-008	EDWARD G & FRANCES M SAMAHA	31040	PINON PINE CIR	WINCHESTER	CA	92596
480-541-009	GYSBERT C & JACQUELINE A DOMENSINO	17199	GROVE DR	RIVERSIDE	CA	92503
480-541-012	CRISTOBAL V & COURTNEY R LARA	31065	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-013	JESUS ALBERTO CARDENAS	31053	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-014	BRENNAN FAMILY TRUST	31041	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-015	GARY COOPER BURRIS	31029	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-016	ANGELO A & ANA C ALVAREZ	31017	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-017	DANIEL SHAWN & JESSICA M SENSKE	31005	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-018	JOHN A & HELEN V CROFT	31026	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-019	GERARD P DIAZ	31038	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-020	KURT M & RUTH S JONES	31050	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-021	ROALDSON M & IMELDA A NG	31062	BRANDING IRON CT	WINCHESTER	CA	92596
480-541-022	RICHARD & ELIZABETH DAVIS	34895	ARMSTRONG RD	WINCHESTER	CA	92596
480-541-023	GERALD EMMETT & AYA BROWN	34883	ARMSTRONG RD	WINCHESTER	CA	92596
480-541-024	SWEETWATER RANCH HOMEOWNERS ASSN	1250	CORONA POINTE #210	CORONA	CA	92879
480-541-025	SWEETWATER RANCH HOMEOWNERS ASSN	1250	CORONA POINTE #210	CORONA	CA	92879
480-610-001	MICHELE & MICHAEL J ENENBACH	30856	SNOWBERRY LN	MURRIETA	CA	92563
480-610-002	DAVID A & DOROTHEA MAY	30844	SNOWBERRY LN	MURRIETA	CA	92563

480-610-003	H GARRETT HERMANSON	1518	BROOKSIDE CT	SAN MARCOS	CA	92078
480-610-004	JOSEPH DONALD & JACQUELYNN M PUDELWITTS	30820	SNOWBERRY LN	MURRIETA	CA	92563
480-610-005	VERNELL WILLIAMS	30808	SNOWBERRY LN	MURRIETA	CA	92563
480-610-006	RODNEY K & BARBARA A STEVENS	35027	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-007	SHELLEY MENDEZ	35039	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-008	GREGORY MICHAEL & SELINA ROSE SMITH	35051	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-009	VIOLET F WERT	35063	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-010	BARRY PERKINS	35075	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-011	ELIZABETH LANGSDALE	35087	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-012	ROBERT RENE & EMILIA GONZALES	35099	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-013	GLEN R COOK	35111	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-020	ALDEN ORILLOSA & MARIA LORNA ESCURO	35096	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-021	ERIC & KRISTY GARDINER	35084	INDIAN GRASS DR	MURRIETA	CA	92563
480-610-022	STEVEN C & STEPHANY J EISENBERG	35089	SPEARGRASS CT	MURRIETA	CA	92563
480-610-032	STEPHEN J CAMPANELLA	35098	SPEARGRASS CT	MURRIETA	CA	92563
480-610-033	JOSEPH BENJAMIN NUÑEZ	35086	SPEARGRASS CT	MURRIETA	CA	92563
480-610-034	JUAN & MISSURY VALENCIA	35083	WHEATGRASS DR	MURRIETA	CA	92563
480-610-047	VALLEY WIDE RECREATION & PARK DIST	29658	CAMINO PEPITA	MENIFEE	CA	92584
480-610-048	VALLEY WIDE RECREATION & PARK DIST	29658	CAMINO PEPITA	MENIFEE	CA	92584
480-610-049	VALLEY WIDE RECREATION & PARK DIST	29658	CAMINO PEPITA	MENIFEE	CA	92584
480-610-050	SPENCERS CROSSING MASTER ASSN	1	POLARIS WAY	ALISO VIEJO	CA	92656
480-610-052	DAVID M LIGHT	35101	SPEARGRASS CT	MURRIETA	CA	92563
480-611-004	GARY CROSSWHITE	30902	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-005	HONORIO VENTURA	30890	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-006	JORGE A HILL	30878	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-007	JESSE & MARCELA RODRIGUEZ	30866	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-008	YASMINE & DESHUN WOOTEN	30854	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-009	ROMEO HARRISH A & MARIA LOUELLA A BACASMAS	30842	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-010	JUAN C & LOURDES B LIZALDE	30830	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-011	CARLOS ESQUIVEL	30818	THIMBLEBERRY LN	MURRIETA	CA	92563
480-611-012	ARSENIO & CATALINA M ESPINO	30823	SNOWBERRY LN	MURRIETA	CA	92563
480-611-013	VERSAYN & LINDA REYNAGA	30835	SNOWBERRY LN	MURRIETA	CA	92563
480-611-014	SLOAN L & MARCIA L BROOKS	30847	SNOWBERRY LN	MURRIETA	CA	92563
480-611-015	ELIAS P & MAXIMA L ALARVA	30859	SNOWBERRY LN	MURRIETA	CA	92563

480-611-016	MARK A & NINA PETERSON	30871	SNOWBERRY LN	MURRIETA	CA	92563
480-611-017	SHERRI HILL	30883	SNOWBERRY LN	MURRIETA	CA	92563
480-611-018	CAROLINE NYAIRO	30895	SNOWBERRY LN	MURRIETA	CA	92563
480-611-019	JASON DANIEL TRAIL	157	ATTWATER LN	PORTSMOUTH	VA	23702
480-611-020	LANCE & AMY FRIEDMAN	30919	SNOWBERRY LN	MURRIETA	CA	92563
480-611-021	MARYANN SELLE	30931	SNOWBERRY LN	MURRIETA	CA	92563
480-611-022	MARTA E MERLO	30943	SNOWBERRY LN	MURRIETA	CA	92563
480-612-013	BRADLEY JOHN PRICE	30952	SNOWBERRY LN	MURRIETA	CA	92563
480-612-014	NATHAN PAUL & LETICIA DYSKA	30940	SNOWBERRY LN	MURRIETA	CA	92563
480-612-015	DAVID MICHAEL DENSON	30928	SNOWBERRY LN	MURRIETA	CA	92563
480-612-016	GARY SMITH	30916	SNOWBERRY LN	MURRIETA	CA	92563
480-612-017	RONALD A & JACQUALINE TONINI	30904	SNOWBERRY LN	MURRIETA	CA	92563
480-612-018	REBECCA DUBOSE	30892	SNOWBERRY LN	MURRIETA	CA	92563
480-612-019	VALLEY WIDE RECREATION & PARK DIST	29658	CAMINO PEPITA	MENIFEE	CA	92584
480-612-020	VALLEY WIDE RECREATION & PARK DIST	29658	CAMINO PEPITA	MENIFEE	CA	92584
480-640-001	KIRK E YALE	30863	WINDFLOWER LN	MURRIETA	CA	92563
480-640-002	VERGIL G & HERMELAIDA C CUENCA	30851	WINDFLOWER LN	MURRIETA	CA	92563
480-640-003	JAMIE E & BETHSAIDA A BUNYI	30839	WINDFLOWER LN	MURRIETA	CA	92563
480-640-004	VALLEY WIDE RECREATION & PARK DISTRICT	537	E FLORIDA AVE	HEMET	CA	92543
480-640-005	VALLEY WIDE RECREATION & PARK DISTRICT	537	E FLORIDA AVE	HEMET	CA	92543
480-640-006	VALLEY WIDE RECREATION & PARK DISTRICT	537	E FLORIDA AVE	HEMET	CA	92543
480-641-001	RODNEY S & ANTONIA HARDY	30860	WINDFLOWER LN	MURRIETA	CA	92563
480-641-002	MICHAEL R & NICHOLE T WINFREY	30872	WILDFLOWER LN	MURRIETA	CA	92563
480-641-003	MICHAEL LEWIS JACKSON	30884	WILDFLOWER LN	MURRIETA	CA	92563
480-641-004	CARMEL D ROWELL MOORE	30896	WINDFLOWER LN	MURRIETA	CA	92563
480-641-005	JOHN ARTHUR & NOVENMIE J REYES	30908	WINDFLOWER LN	MURRIETA	CA	92563
480-641-006	MYRNA N & ALBERTO L GABRIEL	30920	WINDFLOWER LN	MURRIETA	CA	92563
480-641-007	MARIO & INEZ G BRYSON	30932	WINDFLOWER LN	MURRIETA	CA	92563
480-641-008	ALFRED AGUILAR & ANDREANA ARRAGA	30944	WINDFLOWER LN	MURRIETA	CA	92563
480-641-009	DAVID B & KRISTIN M STACKHOUSE	30941	BRISTLY CT	MURRIETA	CA	92563
480-641-010	RICHARD RYAN & CHRISTI ANNE ARAGON	30929	BRISTLY CT	MURRIETA	CA	92563
480-641-011	ANGELA & PHILLIP WALKOVIAK	30917	BRISTLY CT	MURRIETA	CA	92563
480-641-012	THOMAS DE ENCIO	30905	BRISTLY CT	WINCHESTER	CA	92596
480-641-013	RAYMOND ANTHONY & MARTI DEE A ARCHIBOEQUE	30893	BRISTLY CT	MURRIETA	CA	92563

480-641-014	CRAIG & JASPER LUCAS	30881	BRISTLY CT	MURRIETA	CA	92563
480-641-015	JESUS G & CYNTHIA E LEON	30869	BRISTLY CT	MURRIETA	CA	92563
480-642-001	SCOTT & SANDRA G PONCY	30890	BRISTLY CT	MURRIETA	CA	92563
480-642-002	LEAH ANDERSON	30902	BRISTLY CT	MURRIETA	CA	92563
480-642-003	RYAN & ALICIA CRESPIN	30914	BRISTLY CT	MURRIETA	CA	92563
480-642-004	TIFFANY & AQUEEL FREEMAN	34895	SKYFLOWER DR	MURRIETA	CA	92563
480-642-005	JAMES A & JEANETTE O BARTON	34883	SKYFLOWER DR	MURRIETA	CA	92563
480-642-006	SHANE DANIEL LOTHROP	34871	SKYFLOWER DR	MURRIETA	CA	92563
480-643-001	RONALD & KIMBERLY J RHODES	34880	SKYFLOWER DR	MURRIETA	CA	92563
480-643-002	LODY AQUINO	34892	SKYFLOWER DR	MURRIETA	CA	92563
480-643-003	JEFFREY N STONE	34904	SKYFLOWER DR	MURRIETA	CA	92563
480-643-004	ALIREZA SHARAREH	34916	SKYFLOWER DR	MURRIETA	CA	92563
480-643-005	JUAN & JANIS M CARRILLO	34928	SKYFLOWER DR	MURRIETA	CA	92563
480-643-006	MARK JEFFREY B CAMAGONG	34940	SKYFLOWER DR	MURRIETA	CA	92563
480-643-007	GERARDO & JULIA COUJO	34952	SKYFLOWER DR	MURRIETA	CA	92563
480-643-008	GILBERT HERNANDEZ	30959	WINDFLOWER LN	MURRIETA	CA	92563
480-643-009	JOHN & STACIE L OTIS	30947	WINDFLOWER LN	MURRIETA	CA	92563
480-643-010	KARL & DELILAH RAYMUUNDO	30935	WINDFLOWER LN	MURRIETA	CA	92563
480-643-011	BRADLEY SCHMEHL	30923	WINDFLOWER LN	MURRIETA	CA	92563
480-643-012	JERICHO GERALE & AMELIA BUENSALIDO TRACY	30911	WINDFLOWER LN	MURRIETA	CA	92563
480-643-013	JOHN D & CHRISTINA L OWENS	30899	WINDFLOWER LN	MURRIETA	CA	92563
480-643-014	ELISEO & KALEENA GONZALEZ	30887	WINDFLOWER LN	MURRIETA	CA	92563
480-643-015	VALLEY WIDE RECREATION & PARK DISTRICT	537 E FLORIDA AVE	HEMET	HEMET	CA	92543
480-643-016	VALLEY WIDE RECREATION & PARK DISTRICT	537 E FLORIDA AVE	HEMET	HEMET	CA	92543
480-643-017	VALLEY WIDE RECREATION & PARK DISTRICT	537 E FLORIDA AVE	HEMET	HEMET	CA	92543
480-643-018	VALLEY WIDE RECREATION & PARK DISTRICT	537 E FLORIDA AVE	HEMET	HEMET	CA	92543
480-643-019	VALLEY WIDE RECREATION & PARK DISTRICT	537 E FLORIDA AVE	HEMET	HEMET	CA	92543
480-650-001	BRIAN C CRAWFORD	34902	BITTER ROOT CT	MURRIETA	CA	92563
480-650-002	ALDRICH L & PAULINE A MUTAC	34890	BITTER ROOT CT	MURRIETA	CA	92563
480-650-003	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-004	GARY J & MARY S CRAWFORD	34866	BITTER ROOT CT	MURRIETA	CA	92563
480-650-005	MICHAEL J & NICOLE M CLARK	34854	BITTER ROOT CT	MURRIETA	CA	92563
480-650-006	FRANK BAHRAMI	34842	BITTER ROOT CT	MURRIETA	CA	92563
480-650-007	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595

480-650-008	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-009	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-010	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-011	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-012	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-013	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-014	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-015	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-016	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-017	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-018	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-019	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-020	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-021	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-022	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-023	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-024	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-025	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-026	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-650-027	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-651-003	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-651-004	VICTOR & LINDA GILLETT	30498	MAHOGANY ST	MURRIETA	CA	92563
480-652-004	TED LEWIS & DEBBIE A SCHROCK	30499	MAHOGANY ST	MURRIETA	CA	92563
480-652-005	HECTOR F LEON	30498	POWDERHORN LN	MURRIETA	CA	92563
480-652-006	BARBARA GLASSCOCK	30486	POWDERHORN LN	MURRIETA	CA	92563
480-653-005	ROBERT & DORIS P MORENO	34996	WINDSWEPT CT	MURRIETA	CA	92563
480-653-006	RANDY C & EMMELINE J CONSOLACION	34984	WINDSWEPT CT	MURRIETA	CA	92563
480-653-007	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92596
480-653-008	DANICA CARAVETTA	34972	WINDSWEPT CT	MURRIETA	CA	92563
480-660-001	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-002	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-003	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-004	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-005	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595

480-660-006	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-007	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-008	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-009	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-010	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-011	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-012	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-013	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-014	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-015	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-660-016	RIVERSIDE MITLAND 03	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-660-017	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-001	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-002	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-003	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-004	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-005	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
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480-661-011	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-012	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-013	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-014	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-015	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-016	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-017	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-018	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-019	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-020	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-021	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-661-022	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595

480-670-025	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-670-026	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-670-027	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-670-028	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-670-029	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-670-030	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-670-031	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-671-001	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-671-002	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-671-003	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-671-004	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-671-005	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-671-006	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-001	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-002	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-003	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-004	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-005	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-006	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-741-007	KB HOME COASTAL INC	36310	INLAND VALLEY DR	WILDOMAR	CA	92595
480-800-001	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-002	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-003	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-004	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-005	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-006	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-007	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-008	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-009	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-010	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-011	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-012	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-013	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-014	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626

480-800-015	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-016	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-017	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-018	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-019	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-020	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-021	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-022	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-023	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-024	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-025	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-026	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-029	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-030	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-031	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-032	BROOKFIELD JUNIPER	3200	PARK CENTER #950	COSTA MESA	CA	92626
480-800-033	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-800-034	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-800-035	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-800-036	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-800-037	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-810-001	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-002	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-003	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-004	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-005	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-006	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-007	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-008	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-009	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-010	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-011	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-012	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-013	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626

480-810-014	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-015	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-016	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-017	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-018	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-019	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-020	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-021	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-022	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-023	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-024	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-810-025	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-810-026	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-810-027	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-810-028	RIVERSIDE MITLAND 03	12865	POINTE DEL MAR #200	DEL MAR	CA	92014
480-811-001	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-002	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-003	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-004	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-005	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-006	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-007	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-008	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-009	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-010	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-011	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-012	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-013	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-014	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-015	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-016	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-017	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-018	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-019	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626

480-811-020	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-021	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-022	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-023	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-024	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-025	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626
480-811-026	BROOKFIELD NECTAR	3200	PARK CENTER #1000	COSTA MESA	CA	92626

480-010-021
ABEL & GRACIELA MORALES
34235 LEON RD
WINCHESTER CA 92596

472-050-004,005/480-010-002
WESTERN RIVERSIDE COUNTY REG CON
AUTHORITY
P O BOX 1667
RIVERSIDE CA 92502

472-050-019
NICK TIRABASSI
24335 VICTORY BLVD
WEST HILLS CA 91307

472-050-023
GUOWEI JIN
30817 LA RAY LN
WINCHESTER CA 92596

472-050-024
JAMES & JANET C CEBULA
30808 KELLER RD
WINCHESTER CA 92596

472-050-025,026
DAVID & MARY JANE CUPP
6225 CAMINITO JUANICO
SAN DIEGO CA 92111

472-050-027
WALTER R & SANDRA S WILSON
30928 KELLER RD
WINCHESTER CA 92596

472-050-028
SHALYN WARRINGTON
30980 KELLER RD
WINCHESTER CA 92596

480-010-004
JULIE A & YANCY J RICHARDSON
30330 SUNNHILLS DR
MENIFEE CA 92584

480-010-005
ROBIN H BORDERS
30420 SUNNY HILLS DR
MENIFEE CA 92584

480-010-006
MARK ALLAN & JULIE M VANGAALE
26772 DESERT LOCUS ST
MURRIETA CA 92562

480-010-007,015
MICHAEL N & HENDRIKA C MONTELEONE
35245 BRIGGS RD
MURRIETA CA 92563

480-010-016
ANDY & CINDY DOMENIGONI
31851 WINCHESTER RD
WINCHESTER CA 92596

480-010-017,18,023-026/020-009-
011,013,014,021,032,035/090-085/660-016/800-
033-037/810-025-028
RIVERSIDE MITLAND 03
12865 POINTE DEL MAR #200
DEL MAR CA 92014

480-010-019
JAMES MURDOCK
37998 SILVER FOX CT
MURRIETA CA 92562

480-010-020
THE 8 ACRES
6915 RUTGERS DR
ANAHEIM CA 92807

480-010-022
JOHN T & STEVEN R POLLOCK
5871 TERRIER DR
HUNTINGTON BEACH CA 92649

480-020-037/650-003,007-027/651-003,007/660-
001-017/661-032/670-001-031/671-001-006/741-
001-007
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

480-030-007
FERNANDO DELGADILLO
4475 HOLLYVALE LN
HEMET CA 92545

480-030-008
JENNIE L CHIEM
P O BOX 8505
MORENO VALLEY CA 92552

480-030-009
CHARLES W & SHARILYN A SHORES
31085 FLOSSIE WAY
WINCHESTER CA 92596

480-030-010
AMANDA WARREN
31125 FLOSSIE WAY
WINCHESTER CA 92596

480-030-013/040-001,002,004,006,008
BEAZER HOMES HOLDING CORP
1800 E HWY #200
BREA CA 92821

480-541-005
ANTHONY K & AMY M ALEJANDRE
31019 PINON PINE CIR
WINCHESTER CA 92596

480-541-006
SCOTT ALLEN & EDNALYN G KERR
31016 PINON PINE CIR
WINCHESTER CA 92596

480-541-007
MATTHEW GRIFFIN
31028 PINON PINE CIR
WINCHESTER CA 92596

480-541-008
EDWARD G & FRANCES M SAMAHA
31040 PINON PINE CIR
WINCHESTER CA 92596

480-541-009
GYSBERT C & JACQUELINE A DOMENSINO
17199 GROVE DR
RIVERSIDE CA 92503

480-541-012
CRISTOBAL V & COURTNEY R LARA
31065 BRANDING IRON CT
WINCHESTER CA 92596

480-541-013
JESUS ALBERTO CARDENAS
31053 BRANDING IRON CT
WINCHESTER CA 92596

480-541-014
BRENNAN FAMILY TRUST
31041 BRANDING IRON CT
WINCHESTER CA 92596

480-541-015
GARY COOPER BURRIS
31029 BRANDING IRON CT
WINCHESTER CA 92596

480-541-016
ANGELO A & ANA C ALVAREZ
31017 BRANDING IRON CT
WINCHESTER CA 92596

480-541-017
DANIEL SHAWN & JESSICA M SENSKE
31005 BRANDING IRON CT
WINCHESTER CA 92596

480-541-018
JOHN A & HELEN V CROFT
31026 BRANDING IRON CT
WINCHESTER CA 92596

480-541-019
GERARD P DIAZ
31038 BRANDING IRON CT
WINCHESTER CA 92596

480-541-020
KURT M & RUTH S JONES
31050 BRANDING IRON CT
WINCHESTER CA 92596

480-541-021
ROALDSON M & IMELDA A NG
31062 BRANDING IRON CT
WINCHESTER CA 92596

480-541-022
RICHARD & ELIZABETH DAVIS
34895 ARMSTRONG RD
WINCHESTER CA 92596

480-541-023
GERALD EMMETT & AYA BROWN
34883 ARMSTRONG RD
WINCHESTER CA 92596

480-541-024,025
SWEETWATER RANCH HOMEOWNERS
ASSN
1250 CORONA POINTE #210
CORONA CA 92879

480-610-001
MICHELLE & MICHAEL J ENENBACH
30856 SNOWBERRY LN
MURRIETA CA 92563

480-610-002
DAVID A & DOROTHEA MAY
30844 SNOWBERRY LN
MURRIETA CA 92563

480-610-003
H GARRETT HERMANSON
1518 BROOKSIDE CT
SAN MARCOS CA 92078

480-610-004
JOSEPH DONALD & JACQUELYNN M
PUDELWITTS
30820 SNOWBERRY LN
MURRIETA CA 92563

480-610-005
VERNELL WILLIAMS
30808 SNOWBERRY LN
MURRIETA CA 92563

480-610-006
RODNEY K & BARBARA A STEVENS
35027 INDIAN GRASS DR
MURRIETA CA 92563

480-610-007
SHELLEY MENDEZ
35039 INDIAN GRASS DR
MURRIETA CA 92563

480-610-008
GREGORY MICHAEL & SELINA ROSE SMITH
35051 INDIAN GRASS DR
MURRIETA CA 92563

480-610-009
VIOLET F WERT
35063 INDIAN GRASS DR
MURRIETA CA 92563

480-610-010
BARRY PERKINS
35075 INDIAN GRASS DR
MURRIETA CA 92563

480-610-011
ELIZABETH LANGSDALE
35087 INDIAN GRASS DR
MURRIETA CA 92563

480-610-012
ROBERT RENE & EMILIA GONZALES
35099 INDIAN GRASS DR
MURRIETA CA 92563

480-610-013
GLEN R COOK
35111 INDIAN GRASS DR
MURRIETA CA 92563

480-610-020
ALDEN ORILLOSA & MARIA LORNA
ESCURO
35096 INDIAN GRASS DR
MURRIETA CA 92563

480-610-021
ERIC & KRISTY GARDINER
35084 INDIAN GRASS DR
MURRIETA CA 92563

480-610-022
STEVEN C & STEPHANY J EISENBERG
35089 SPEARGRASS CT
MURRIETA CA 92563

480-610-032
STEPHEN J CAMPANELLA
35098 SPEARGRASS CT
MURRIETA CA 92563

480-610-033
JOSEPH BENJAMIN NUNEZ
35086 SPEARGRASS CT
MURRIETA CA 92563

480-610-034
JUAN & MISSURY VALENCIA
35083 WHEATGRASS DR
MURRIETA CA 92563

480-610-047-049/612-019,020/640-004-006/643-015-019
VALLEY WIDE RECREATION & PARK DIST
29658 CAMINO PEPITA
MENIFEE CA 92584

480-610-050
SPENCERS CROSSING MASTER ASSN
1 POLARIS WAY
ALISO VIEJO CA 92656

480-610-052
DAVID M LIGHT
35101 SPEARGRASS CT
MURRIETA CA 92563

480-611-004
GARY CROSSWHITE
30902 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-005
HONORIO VENTURA
30890 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-006
JORGE A HILL
30878 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-007
JESSE & MARCELA RODRIGUEZ
30866 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-008
YASMINE & DESHUN WOOTEN
30854 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-009
ROMEO HARRISH A & MARIA LOUELLA A
BACASMAS
30842 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-010
JUAN C & LOURDES B LIZALDE
30830 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-011
CARLOS ESQUIVEL
30818 THIMBLEBERRY LN
MURRIETA CA 92563

480-611-012
ARSENIO & CATALINA M ESPINO
30823 SNOWBERRY LN
MURRIETA CA 92563

480-611-013
VERSAYN & LINDA REYNAGA
30835 SNOWBERRY LN
MURRIETA CA 92563

480-611-014
SLOAN L & MARCIA L BROOKS
30847 SNOWBERRY LN
MURRIETA CA 92563

480-611-015
ELIAS P & MAXIMA L ALARVA
30859 SNOWBERRY LN
MURRIETA CA 92563

480-611-016
MARK A & NINA PETERSON
30871 SNOWBERRY LN
MURRIETA CA 92563

480-611-017
SHERRI HILL
30883 SNOWBERRY LN
MURRIETA CA 92563

480-611-018
CAROLINE NYAIRO
30895 SNOWBERRY LN
MURRIETA CA 92563

480-611-019
JASON DANIEL TRAIL
157 ATTWATER LN
PORTSMOUTH VA 23702

480-611-020
LANCE & AMY FRIEDMAN
30919 SNOWBERRY LN
MURRIETA CA 92563

480-611-021
MARYANN SELLE
30931 SNOWBERRY LN
MURRIETA CA 92563

480-611-022
MARTA E MERLO
30943 SNOWBERRY LN
MURRIETA CA 92563

480-612-013
BRADLEY JOHN PRICE
30952 SNOWBERRY LN
MURRIETA CA 92563

480-612-014
NATHAN PAUL & LETICIA DYSKA
30940 SNOWBERRY LN
MURRIETA CA 92563

480-612-015
DAVID MICHAEL DENSON
30928 SNOWBERRY LN
MURRIETA CA 92563

480-612-016
GARY SMITH
30916 SNOWBERRY LN
MURRIETA CA 92563

480-612-017
RONALD A & JACQUALINE TONINI
30904 SNOWBERRY LN
MURRIETA CA 92563

480-612-018
REBECCA DUBOSE
30892 SNOWBERRY LN
MURRIETA CA 92563

480-640-001
KIRK E YALE
30863 WINDFLOWER LN
MURRIETA CA 92563

480-640-002
VERGIL G & HERMELAIDA C CUENCA
30851 WINDFLOWER LN
MURRIETA CA 92563

480-640-003
JAMIE E & BETHSAIDA A BUNYI
30839 WINDFLOWER LN
MURRIETA CA 92563

480-641-001
RODNEY S & ANTONIA HARDY
30860 WINDFLOWER LN
MURRIETA CA 92563

480-641-002
MICHAEL R & NICHOLE T WINFREY
30872 WILDFLOWER LN
MURRIETA CA 92563

480-641-003
MICHAEL LEWIS JACKSON
30884 WILDFLOWER LN
MURRIETA CA 92563

480-641-004
CARMEL D ROWELL MOORE
30896 WINDFLOWER LN
MURRIETA CA 92563

480-641-005
JOHN ARTHUR & NOVEMIE J REYES
30908 WINDFLOWER LN
MURRIETA CA 92563

480-641-006
MYRNA N & ALBERTO L GABRIEL
30920 WINDFLOWER LN
MURRIETA CA 92563

480-641-007
MARIO & INEZ G BRYSON
30932 WINDFLOWER LN
MURRIETA CA 92563

480-641-008
ALFRED AGUILAR & ANDREANA ARRIAGA
30944 WINDFLOWER LN
MURRIETA CA 92563

480-641-009
DAVID B & KRISTIN M STACKHOUSE
30941 BRISTLY CT
MURRIETA CA 92563

480-641-010
RICHARD RYAN & CHRISTI ANNE ARAGON
30929 BRISTLY CT
MURRIETA CA 92563

480-641-011
ANGELA & PHILLIP WALKOVIK
30917 BRISTLY CT
MURRIETA CA 92563

480-641-012
THOMAS DE ENCIO
30905 BRISTLY CT
WINCHESTER CA 92596

480-641-013
RAYMOND ANTHONY & MARTI DEE A
ARCHIBEQUE
30893 BRISTLY CT
MURRIETA CA 92563

480-641-014
CRAIG & JASPER LUCAS
30881 BRISTLY CT
MURRIETA CA 92563

480-641-015
JESUS G & CYNTHIA E LEON
30869 BRISTLY CT
MURRIETA CA 92563

480-642-001
SCOTT & SANDRA G PONCY
30890 BRISTLY CT
MURRIETA CA 92563

480-642-002
LEAH ANDERSON
30902 BRISTLY CT
MURRIETA CA 92563

480-642-003
RYAN & ALICIA CRESPIN
30914 BRISTLY CT
MURRIETA CA 92563

480-642-004
TIFFANY & AQUEEL FREEMAN
34895 SKYFLOWER DR
MURRIETA CA 92563

480-642-005
JAMES A & JEANETTE O BARTON
34883 SKYFLOWER DR
MURRIETA CA 92563

480-642-006
SHANE DANIEL LOTHROP
34871 SKYFLOWER DR
MURRIETA CA 92563

480-643-001
RONALD & KIMBERLY J RHODES
34880 SKYFLOWER DR
MURRIETA CA 92563

480-643-002
LODY AQUINO
34892 SKYFLOWER DR
MURRIETA CA 92563

480-643-003
JEFFREY N STONE
34904 SKYFLOWER DR
MURRIETA CA 92563

480-643-004
ALIREZA SHARAREH
34916 SKYFLOWER DR
MURRIETA CA 92563

480-643-005
JUAN & JANIS M CARRILLO
34928 SKYFLOWER DR
MURRIETA CA 92563

480-643-006
MARK JEFFREY B CAMAGONG
34940 SKYFLOWER DR
MURRIETA CA 92563

480-643-007
GERARDO & JULIA COLIO
34952 SKYFLOWER DR
MURRIETA CA 92563

480-643-008
GILBERT HERNANDEZ
30959 WINDFLOWER LN
MURRIETA CA 92563

480-643-009
JOHN & STACIE L OTIS
30947 WINDFLOWER LN
MURRIETA CA 92563

480-643-010
KARL & DELILAH RAYMUNDO
30935 WINDFLOWER LN
MURRIETA CA 92563

480-643-011
BRADLEY SCHMEHL
30923 WINDFLOWER LN
MURRIETA CA 92563

480-643-012
JERICO GERALE & AMELIA BUENSALIDO
TRACY
30911 WINDFLOWER LN
MURRIETA CA 92563

480-643-013
JOHN D & CHRISTINA L OWENS
30899 WINDFLOWER LN
MURRIETA CA 92563

480-643-014
ELISEO & KALEENA GONZALEZ
30887 WINDFLOWER LN
MURRIETA CA 92563

480-650-001
BRIAN C CRAWFORD
34902 BITTER ROOT CT
MURRIETA CA 92563

480-650-002
ALDRICH L & PAULINE A MUTAC
34890 BITTER ROOT CT
MURRIETA CA 92563

480-650-004
GARY J & MARY S CRAWFORD
34866 BITTER ROOT CT
MURRIETA CA 92563

480-650-005
MICHAEL J & NICOLE M CLARK
34854 BITTER ROOT CT
MURRIETA CA 92563

480-650-006
FRANK BAHRAMI
34842 BITTER ROOT CT
MURRIETA CA 92563

480-651-004
VICTOR & LINDA GILLETT
30498 MAHOGANY ST
MURRIETA CA 92563

480-652-004
TED LEWIS & DEBBIE A SCHROCK
30499 MAHOGANY ST
MURRIETA CA 92563

480-652-005
HECTOR F LEON
30498 POWDERHORN LN
MURRIETA CA 92563

480-652-006
BARBARA GLASSCOCK
30486 POWDERHORN LN
MURRIETA CA 92563

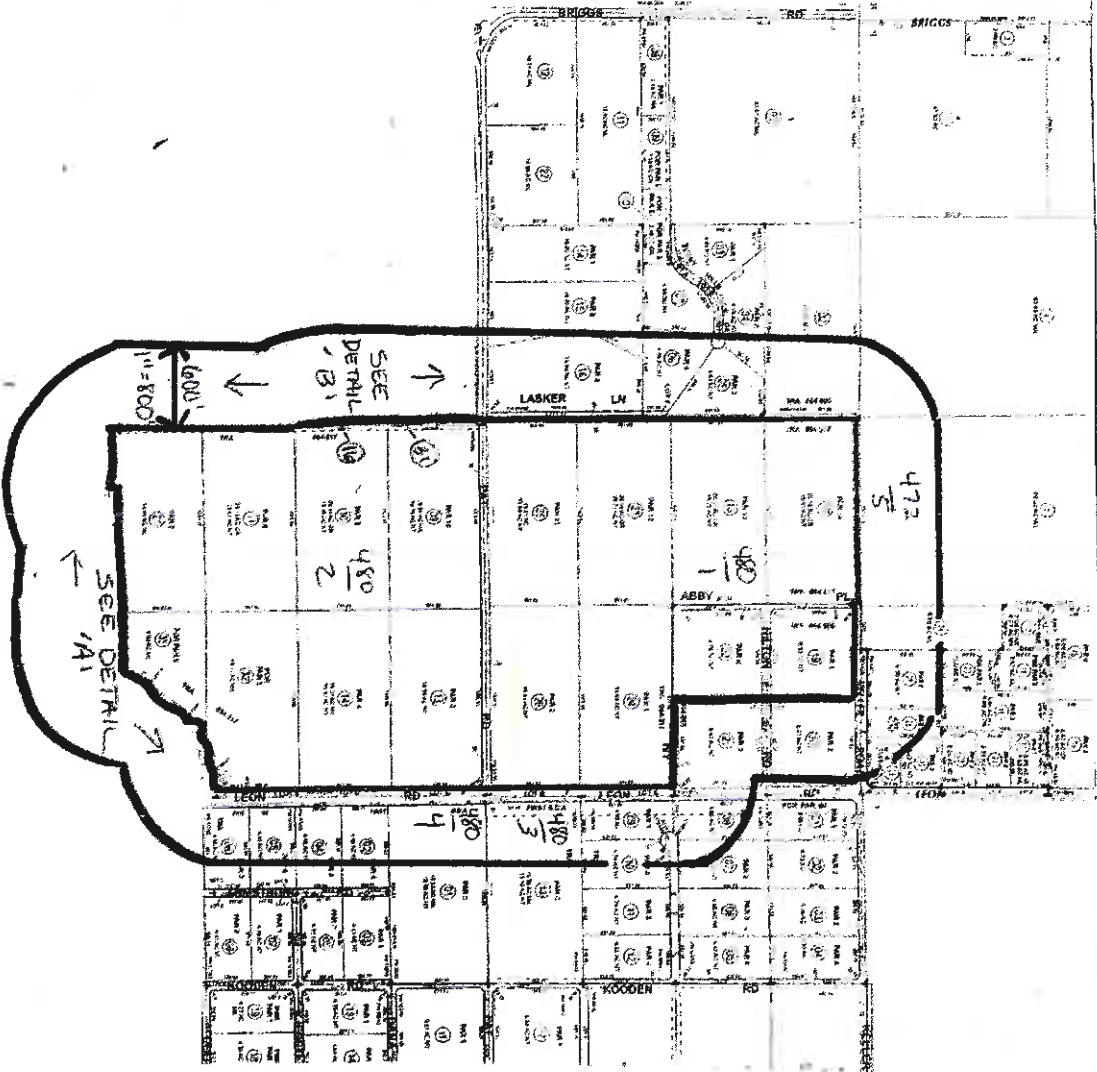
480-653-005
ROBERT & DORIS P MORENO
34996 WINDSWEPT CT
MURRIETA CA 92563

480-653-006
RANDY C & EMMELINE J CONSOLACION
34984 WINDSWEPT CT
MURRIETA CA 92563

480-653-008
DANICA CARAVETTA
34972 WINDSWEPT CT
MURRIETA CA 92563

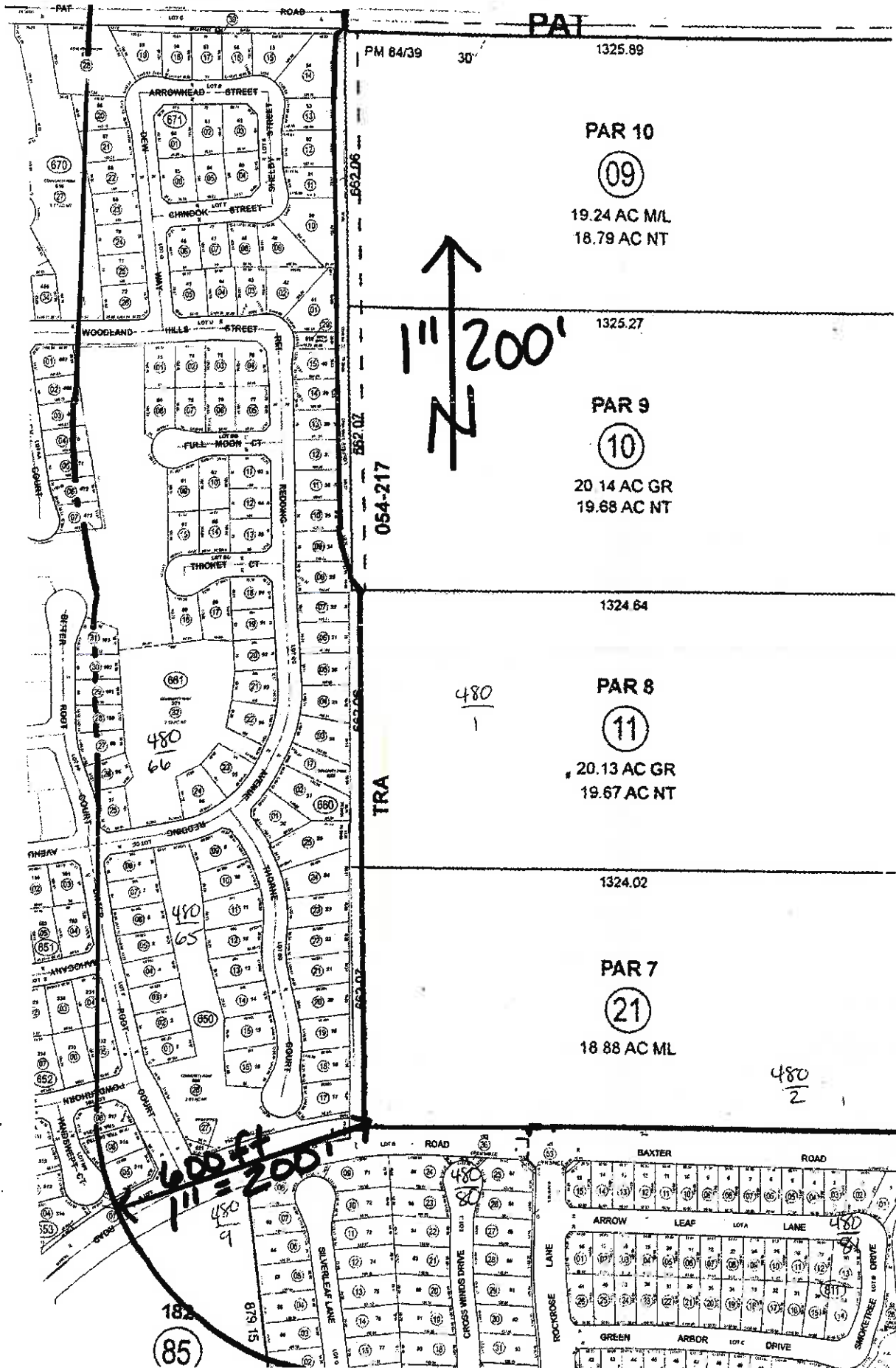
480-800-001-026,029-032
BROOKFIELD JUNIPER
3200 PARK CENTER #950
COSTA MESA CA 92626

480-810-001-024/811-001-026
BROOKFIELD NECTAR
3200 PARK CENTER #1000
COSTA MESA CA 92626



1" = 800'

Detail 'B'



Riverside County Agricultural Commissioner's
Office
Attn: John Snyder, Agricultural Commissioner
4080 Lemon St., Room 19, Basement
PO Box 1089
Riverside, CA 92502-1089

ATTN Borre Winckel Building
Industry Association 3891 11th Street
Riverside CA 92501-2973

ATTN Michael McCoy Riverside
Transit Agency 1825 3rd Street
PO Box 59968
Riverside CA 92517-1968

Sup. Chuck Washington
Riverside County, 3rd District 4080
French Valley Office
37600 Sky Canyon Dr. #505
Murrieta CA 92563

ATTN Nadell Gayou
California State Water Resources
Control Board
1001 I Street
Sacramento CA 95814-2828

Santa Rosa
Band of Cahuilla Mission Indians 325
N Western Street
Hemet CA 92543

California State
Dept of Parks and Recreation 1416 9th
Street, Room 1435
PO Box 942896
Sacramento CA 95814

ATTN James East Daniels,
Community Svc Director City of Norco
2870 Clark Avenue
Norco CA 92860

ATTN Robert Salgado Sr Soboba
Casino
23904 Soboba Road
PO Box 487
San Jacinto CA 92581

City of Perris
101 North D Street Perris CA 92570-
1917

Centralized Correspondence Southern
California Gas Company PO Box 3150
San Dimas CA 91773

Britt Wilson, Cultural Resources
Coordinator
Morongo Band of Mission Indians 245
N Murray Street Suite C Banning CA
92220

Eastern Information Center Dept
of Anthropology
1334 Watkins Hall
University of California Riverside
Riverside CA 92521-0418

ATTN Elizabeth Lovsted Eastern
Municipal Water District 2270 Trumble
Road
PO Box 8300
Perris CA 92570

Department of Conservation 801 K
Street, MS 13-71
Sacramento CA 95814-3500

ATTN Dan Silver Endangered Habitats
League 8424-A Santa Monica Blvd
Suite 592
Los Angeles CA 90069-4267

ATTN Robert E Perkins
Farm Bureau, Riverside County 21160
Box Springs Road, Suite 102 Moreno
Valley CA 92557

Regional Water Quality Control Board
San Diego Region, CEQA Review 2375
Northside Drive #100
San Diego, CA 92108

ATTN Kaye Hampton
Friends of Nuevo Community Council
PO Box 647
Nuevo CA 92567

Friends of the Northern San Jacinto
Valley
PO Box 9097
Moreno Valley CA 92552-9097

ATTN Emmanuelle Reynolds Perris
Union High School District 155 East 4th
Street
Perris CA 92570-2124

Murrieta Valley Unified School District
41870 McAlby Court
Murrieta, CA 92562

ATTN Robert Martin
Morongo Band of Mission Indians
11581 Potrero Road
Banning CA 92220-6946

Anthony Largo, Env Coordinator
Ramona Band of Mission Indians 3940
Cary Road
PO Box 391670
Anza CA 92539

Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento CA 95814-4801

Menifee Union School District
30205 Menifee Road
Menifee CA 92584

San Jacinto Ranger Station US Forest
Service
54270 Pinecrest
PO Box 518
Idyllwild CA 92549

ATTN Maryann Cassaday AT&T
3939 E Coronado 2nd Floor Anaheim
CA 92807

Planning Department City of Hemet
445 East Florida Avenue Hemet CA
92543

ATTN George B Hague Sierra Club
26711 Ironwood Avenue Moreno
Valley CA 92555

**ATTN Eric H Roth, Manager Southern
California Assoc of Governments
818 W 7th Street 12th Floor Los
Angeles CA 90017-3407**

**City of Riverside Public Library - Main
Library
3581 Mission Inn Avenue Riverside
CA 92501**

**Val Verde Unified School District 975
W Morgan Street
Perris CA 92571-3103**

**CDFW - San Jacinto Wildlife Area
17050 Davis Road
Lakeview CA 92567**

**South Coast Air Quality Management
District
CEQA Review Section
21865 E Copley Drive
Diamond Bar CA 91765-4182**

**City of Menifee
Planning Division
29714 Haun Road
Menifee, CA 92586**

**US Army Corps of Engineers
Los Angeles District - Regulatory
Branch 915 Wilshire Blvd
Los Angeles CA 90017**

**Verizon
83-793 Dr Carreon Blvd
Indio CA 92201**

**City of Murrieta
Planning Department
1 Town Square
Murrieta, CA 92562**

**City of Temecula
Planning Department
4100 Main Street
Temecula, CA 92590**

**AIS Coordinator
Riverside District, US Post Office 4150
Chicago Avenue
Riverside CA 92507-9998**

**Charlene Ryan, Cultural Program
Director
Soboba Band of Luiseno Indians PO
Box 487
San Jacinto CA 92581**

**Southern California Edison
2244 Walnut Grove Ave, Room 312
PO Box 600
Rosemead CA 91770**

**Western Municipal Water District
14205 Meridian Parkway
Riverside CA 92518**

**Metropolitan Water District of
Southern California
ATTN Harry Bannerman 700 North
Alameda Street Los Angeles CA
90012-2944**

Applicant:

Riverside Mitland 03, LLC
3200 Park Center, Drive, Suite 1000
Costa Mesa, CA 92626

Owner:

John Pollock
5871 Terrier Drive
Huntington Beach, CA 92649

Applicant:

Riverside Mitland 03, LLC
3200 Park Center, Drive, Suite 1000
Costa Mesa, CA 92626

Owner:

James and Dorothy Murdock
37998 Silver Fox Court
Murrieta, Ca 92562

Representative:

T&B Planning, Inc.
17542 E. 17th St, Suite 100
Tustin, CA 92780

Owner:

James and Dorothy Murdock
37998 Silver Fox Court
Murrieta, Ca 92562

Representative:

T&B Planning, Inc.
17542 E. 17th St, Suite 100
Tustin, CA 92780

Owner:

Riverside Mitland 03, LLC
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Engineer:

Hunsaker & Associates
3 Hughes
Irvine, CA 92618

Owner:

Riverside Mitland 03, LLC
3200 Park Center Drive, Suite 1000
Costa Mesa, CA 92626

Engineer:

Hunsaker & Associates
3 Hughes
Irvine, CA 92618

Owner:

John Pollock
5871 Terrier Drive
Huntington Beach, CA 92649