



# RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 2, 2017

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER  
1<sup>st</sup> Floor, Conference Room 2A  
4080 Lemon Street, Riverside, CA 92501

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

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

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

**1.0** CONSENT CALENDAR:

**NONE**

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

**NONE**

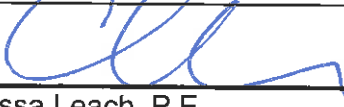
**3.0** PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 PLOT PLAN NO. PP26047** – Intent to Adopt a Negative Declaration – Applicant: Justice Insurance Services – Engineer/Representative: MDMG – Kim Moring – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Specific Plan (SP 265A1) Borel Airpark Center – Location: Southerly of Auld Road and easterly of Sky Canyon Drive – 0.71 Acres – **REQUEST:** The Plot Plan proposes the construction of a 2,880 sq. ft. single story office building, housing an insurance company, bail bonds and law offices. Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

**4.0** PUBLIC COMMENTS:

Agenda Item No.: 3.1  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Deborah Bradford  
Directors Hearing: October 2, 2017

Plot Plan No. PP26047  
Environmental Assessment No. 42918  
Applicant: Justice Insurance Services  
Engineer/Representative: MDMG – Kim Moring



Charissa Leach, P.E.  
Assistant TLMA Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**PLOT PLAN No. 26047** proposes the construction of a 2,880 sq. ft. single story Spanish style office building. Allowable uses of the building will be for general office uses. Presently, the applicant is proposing to use the office building for an insurance company, bail bonds services and law offices. The proposed structure is 15 feet in height. Approximately sixteen (16) off street parking spaces will be provided. A landscape plan was also submitted as a part of this project. The proposed plot plan is located within the Borel Airport Center Specific Plan No. 265 Amendment No.1.

The project site is located southerly of Auld Road and easterly of Sky Canyon Drive. The lot is triangular in shape and is comprised of approximately 0.71 acres in size.

### BACKGROUND:

#### *AB 52 Tribal Consultation*

In accordance with AB 52, tribal cultural consultation requests for notification were sent to five tribes on June 30, 2016. Consultation was requested by the Soboba Band of Luiseño Indians. Consultation was concluded on October 4, 2016. Condition of Approval 10. PLANNING 2 states that if unanticipated resources cultural resources are found during ground disturbance activities, ground disturbance shall be halted and the developer, archaeologist, the Native American Tribal representative, and the County Archaeologist will discuss the significance of the find and the appropriate procedures to follow.

#### *Sphere of Influence*

This Project is within the City Sphere of Influence of City of Temecula and was transmitted to the City for review. Currently, the City has no plans for annexation of the project site, not its immediate surrounding. The Planning Department has sent notice of the Project to the City and as of the date of this staff report no comments have been received.

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

The project site is located within Airport Compatibility Zone B2 of the French Valley Airport Influence Area. As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Retail (CD: CR) as reflected in the Specific Plan No. 265, Land Use Plan.   |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, west and south, Community Development: Public Facilities (CD: PF) to the east.         |
| 3. Existing Zoning:                   | Specific Plan (SP265 Borel Airpark)   |
| 4. Surrounding Zoning:                | Zoning directly to the east of the subject site is Manufacturing – Service Commercial (M-SC) zone and Specific Plan (SP No. 265, Borel Airpark Center) to the north, south, and west. |
| 5. Existing Land Use:                 | Vacant.   |
| 6. Surrounding Land Use:              | The French Valley Airport to the east, vacant land to the north and south and vacant land to the west.  |
| 7. Project Data:                      | Total Acreage: 0.71 acres<br>Total Building Square Footage: 2,880<br>Total Parking: 16 spaces   |
| 8. Environmental Concerns:            | See Attached Environmental Assessment   |

**RECOMMENDATIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42918**, 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. 26047**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Commercial Retail (CD: CR) as reflected in the Specific Plan Land Use Plan for Specific Plan No. 265 on the Southwest Area Plan. Uses encouraged in this land use designation includes local and regional serving retail and service uses.

2. The Project site is surrounded by properties that have a General Plan Land Use Designation of Community Development Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) to the north, west and south, Community Development: Public Facilities (CD: PF) to the east.
3. The Project site has a zoning classification of Specific Plan (SP No. 265 as amended by Amendment No. 1 Borel Airport).
4. The Project site is surrounded by properties with zoning classifications of Manufacturing – Service Commercial (M-SC) zone to the east and Specific Plan (SP No. 265, Borel Airpark Center) to the north, south, and west.
5. Planning Area 10 of Specific Plan No. 265 utilizes the Scenic Highway Commercial (C-P-S) zone of Ordinance No. 348 to establish the allowed uses and development standards for Planning Area 10. The proposed development for an office use is consistent with the development standards set forth in the Specific Plan No. 265, Planning Area 10, as provided below:
  - a) There is no minimum lot area requirement, unless specifically required by zone classification for a particular area. The lot size of the Project site is 0.71 (30,930 sq. ft.). Given, that there is no minimum lot area the proposed Project complies with this development standard.
  - b) There are no yard requirements for buildings which do not exceed 35 feet in height except as required for specific plans. The proposed Project will be a 15 foot, single-story office building; therefore, no setbacks are required, the Project complies with this development standard.
  - c) No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance. As discussed above the proposed structure will be 15 feet in height. Therefore, the Project is in compliance with this development standard.
  - d) Automobile storage space shall be provide as required by Section 18.12 of this ordinance. The proposed Project is required to provide one parking space per 200 square feet of floor area. Given, that the proposed building will be comprised of 2,880 square feet a total of 14 parking spaces are required. The applicant is proposing 16 parking spaces; therefore, the Project complies with this development standard.
  - e) All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The applicant is proposing ground mounted mechanical equipment. The Design Guidelines for SP No. 265A1 requires that mechanical and service equipment located nor or at ground level shall be screened from views from adjacent or adjoining parcels, buildings or pedestrian walkways whenever possible by heavy landscape plantings, walls, earth berms or any combination thereof. The applicant will be screening the ground mounted mechanical equipment by the use of landscaping materials that will grow to approximately five (5) feet in height and will be full and bushy resulting in the optimum screening affect. Therefore, the Project complies with this development standard.
6. The French Valley Airport is located to the east of the subject property and is in operation. Vacant land is located to the north, south and west. However, scattered residential development and commercial uses are constructed and operating within the project vicinity. The vacant 44.35 acre property located directly to the west is proposed to be developed with a 197,500 square foot

Walmart, in addition to six parcels that may include restaurants, offices, retail and specialty retail uses.

7. The project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, the project site does support suitable nesting bird habitat. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) codes. Therefore, condition of approval 60. EPD. 1 requires that any removal or vegetation of potential habitat not occur during nesting season. If, habitat has to be cleared during this time a preconstruction nesting bird survey shall be conducted.
8. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
9. The project site is not located in a High Fire Area or a Fire Responsibility Area and will be served by the Riverside County Fire Department. However, standard conditions of approval regarding, the location of blue dot reflectors, minimum requirements of fire flow, location of fire hydrants, KNOX BOX requirements, certification from water company, water system plans, site plan designating required fire lanes and/or signage, and installation of portable fire extinguishers have been applied to the proposed Project. (COA's 10. FIRE. 1-4, 80. FIRE. 1-2, and 90. FIRE. 1-2.)
10. This Project is within the City Sphere of Influence of City of Temecula and was transmitted to the City for review. Currently, the City has no plans for annexation of the project site, not its immediate surrounding. The Planning Department has sent notice of the Project to the City and as of the date of this staff report no comments have been received
11. The project site is located within Airport Compatibility Zone B2 of the French Valley Airport Influence Area. As a result, the project was reviewed by the Airport Land Use Commission ("ALUC") and on August 11, 2016, File No. ZAP1058FV14 and was found to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011.
12. Environmental Assessment No. 42918 did not identify any potentially significant impacts.

### **CONCLUSIONS:**

1. The proposed Project is in conformance with the Community Development: Commercial Retail (CD: CR) land use designation as reflected in the Specific Plan Land Use Plan for Specific Plan No. 265 and with all other elements of the Riverside County General Plan.
2. The proposed Project is consistent with the Specific Plan (SP No. 265, Planning Area 10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The public's health safety and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

### **INFORMATIONAL ITEMS**

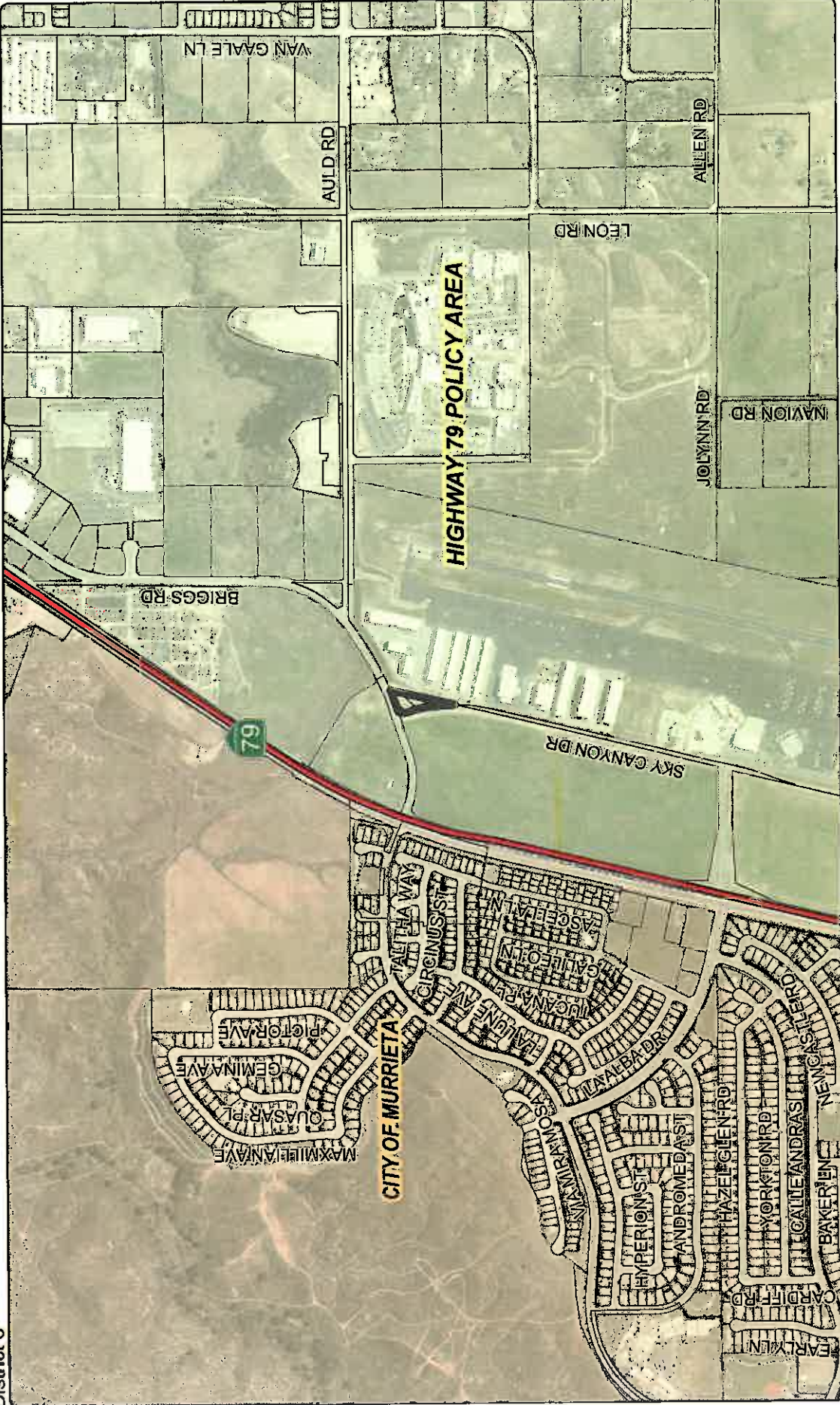
As of this writing, no letters, in support or opposition have been received.

1. The Project site is **not** located within:
  - a. A high fire area; or
  - b. A Fault zone; or
  - c. Half-mile of a fault ; or
  - d. An WRCMSHCP cell group; or
  - e. A County Service Area.
2. The Project site is located within:
  - a. The City of Temecula's Sphere of Influence; and
  - b. A Dam Inundation Area; and
  - c. A Special Flood Hazard Area; and
  - d. An Airport Influence Area; and
  - e. The boundaries of Temecula Valley Unified School District.
3. The subject site is currently designated as Assessor's Parcel Number 958-080-019.

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
PP26047  
VICINITY/POLICY AREAS**

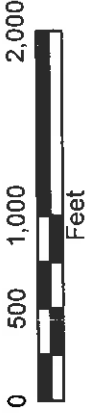
Supervisor: Washington  
District 3

Date Drawn: 07/29/2016  
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. The new General Plan includes different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)948-5427. Website: <http://www.riverside.ca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26047

LAND USE

Supervisor: Washington  
District 3

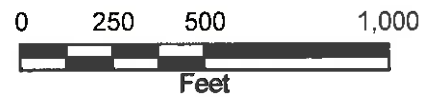
Date Drawn: 07/29/2016

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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



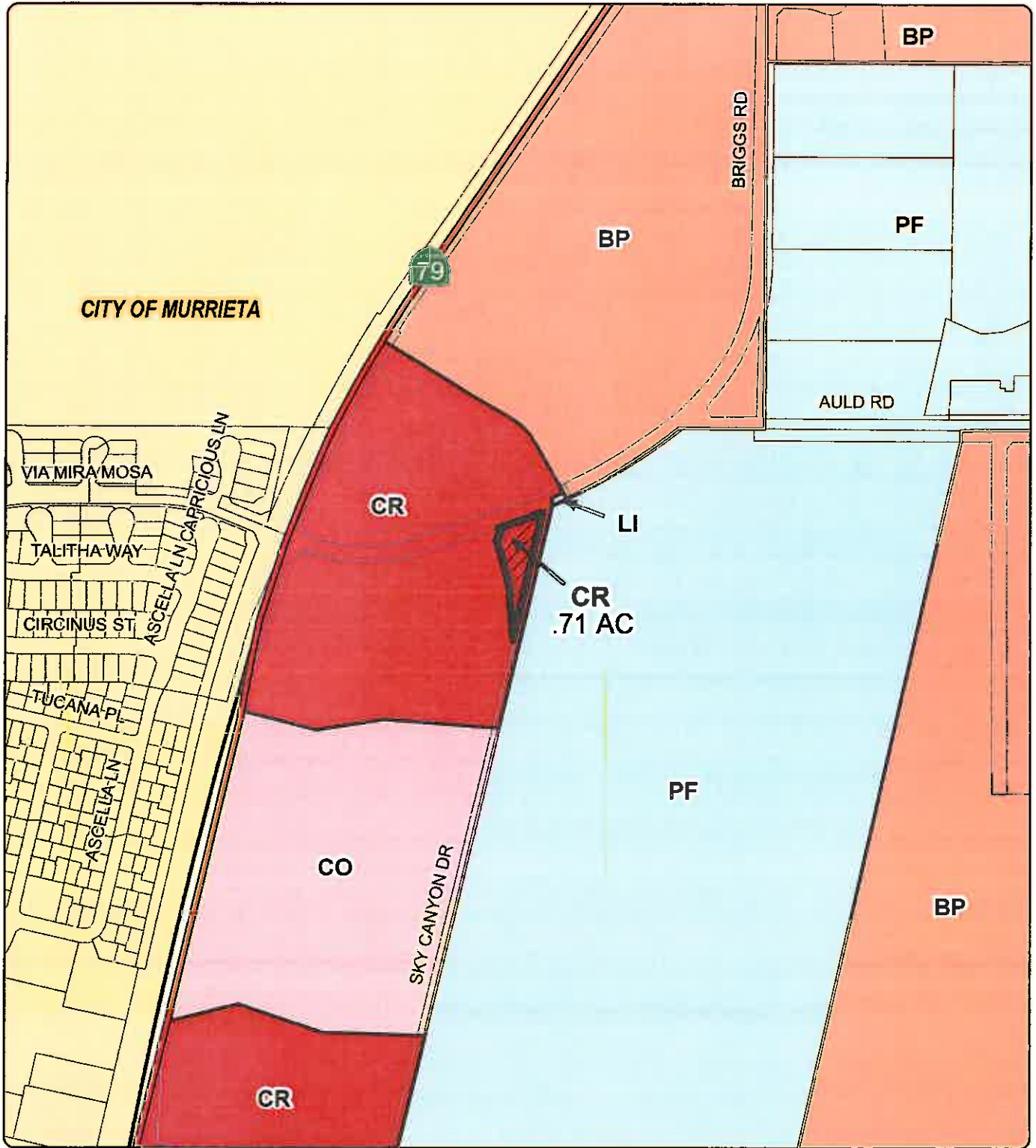
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26047

EXISTING GENERAL PLAN

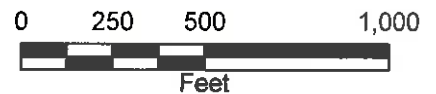
Supervisor: Washington  
District 3

Date Drawn: 07/29/2016  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26047

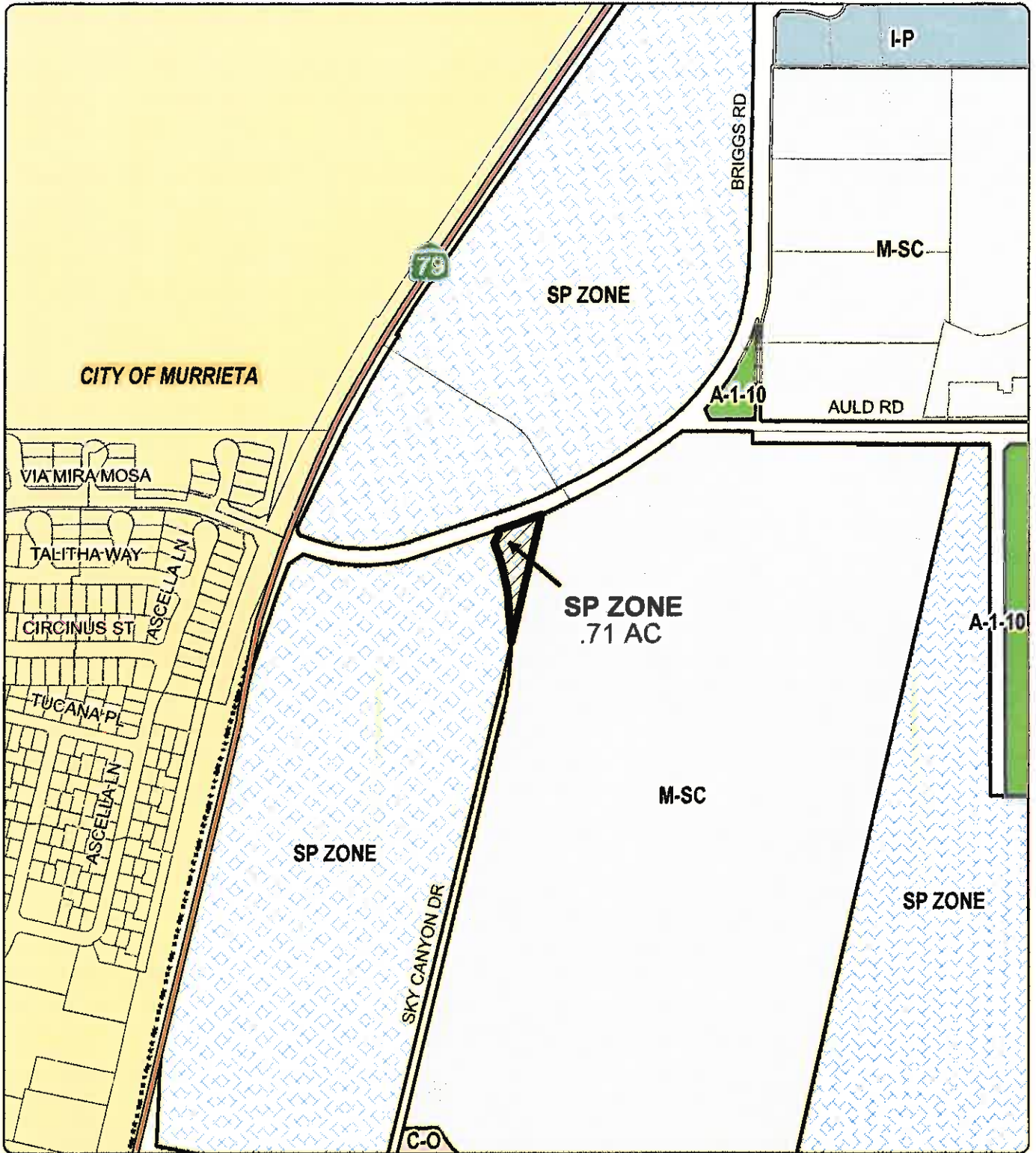
EXISTING ZONING

Supervisor: Washington

District 3

Date Drawn: 07/29/2016

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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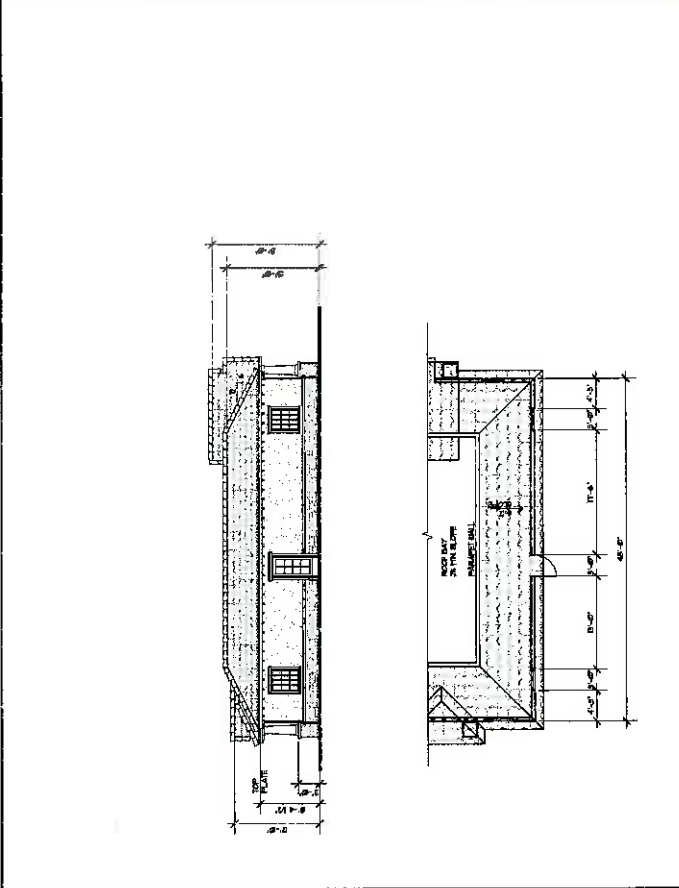
1100 ANTONIO DRIVE, INC.  
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**JUSTICE INSURANCE SERVICES**  
 OFFICE BUILDING  
 9.E.C. SKY CANYON DR. & AULD RD.  
 COUNTY OF RIVERSIDE, CA

**EXTERIOR ELEVATIONS**  
 PPH 28047

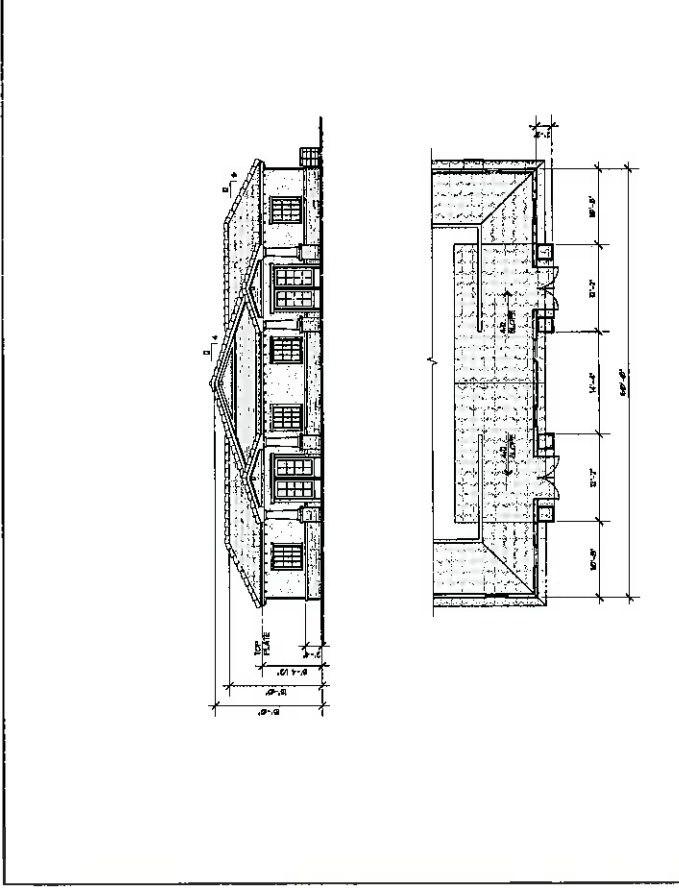
DATE: MARCH 13, 2011  
 JOB NO.: 100465  
 SHEET:

**A-2**  
 OF SHEET

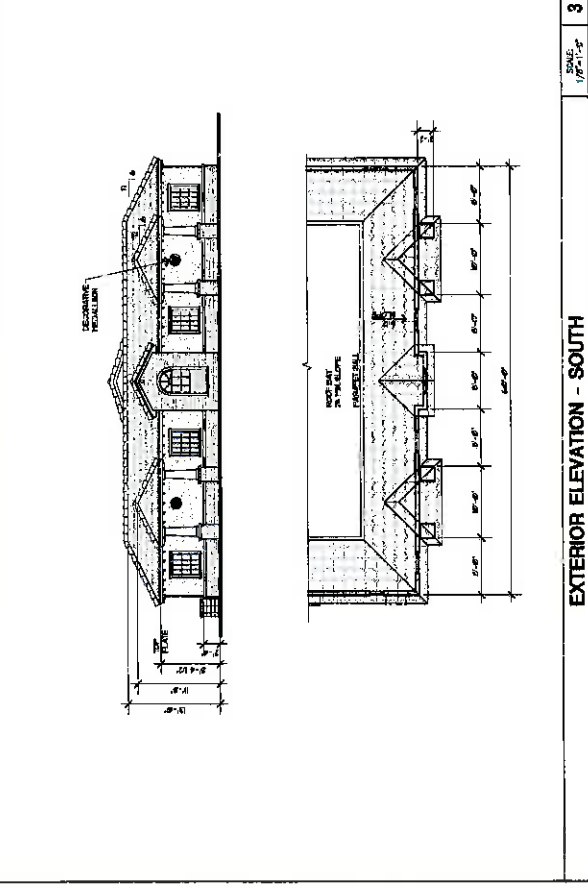
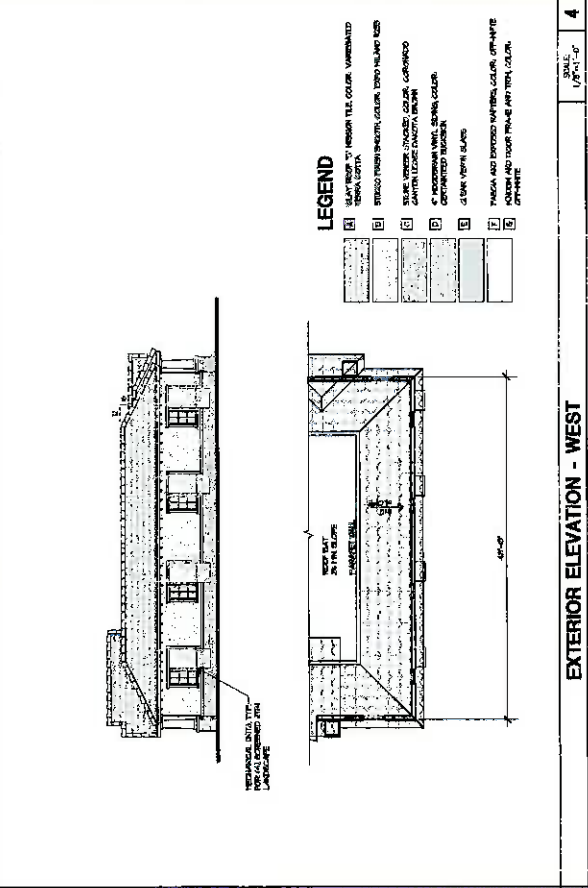


EXTERIOR ELEVATION - EAST

EXTERIOR ELEVATION - NORTH

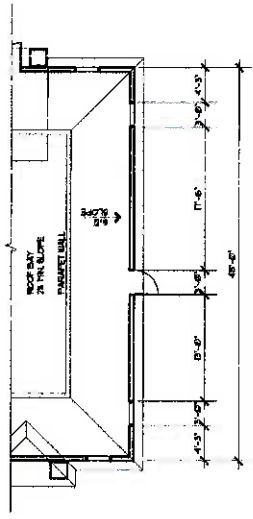


EXTERIOR ELEVATION - SOUTH



- LEGEND**
- 1. GLAZING: CLEAR GLASS
  - 2. GLAZING: TINTED GLASS
  - 3. GLAZING: LOW-E GLASS
  - 4. GLAZING: TINTED GLASS WITH LOW-E
  - 5. GLAZING: TINTED GLASS WITH LOW-E AND IR
  - 6. GLAZING: TINTED GLASS WITH LOW-E AND IR AND SPECTRAL CONTROL
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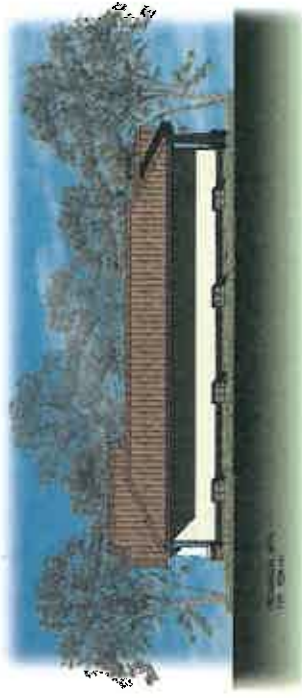
EXTERIOR ELEVATION - WEST



**EXTERIOR ELEVATION - SOUTH**

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

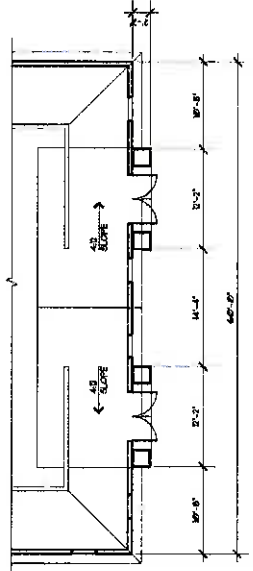
2



**EXTERIOR ELEVATION - NORTH**

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

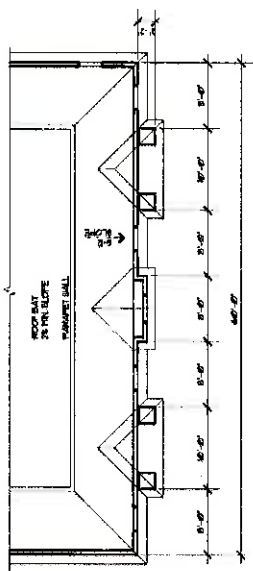
4



**EXTERIOR ELEVATION - EAST**

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

1



**EXTERIOR ELEVATION - WEST**

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

3

- LEGEND**
- 1 CLAY ROOF 24" PITCH SLOPE VARIANTE TERRA COTTA
  - 2 STUCCO FINISH SMOOTH, COLOR: EGYPT ISLAND VIDS
  - 3 STONE VENEER STAINED, COLOR: GRANDDAD CANYON LEVINE DANALITA BROWN
  - 4 4" HICKORYMAN VINYL SIDING, COLOR: CERTANTINATED BUCKSKIN
  - 5 CLEAR VISION GLASS
  - 6 1" SOLID AND EXPANDED POLYSTYRENE, COLOR: OFF-WHITE
  - 7 KNOCK AND FLOOR FINISH AND TRIM, COLOR: OFF-WHITE

# PLOT PLAN NO. 26047

## COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

### LANDSCAPE NOTES:

THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE LANDSCAPE CONSTRUCTION AND MAINTENANCE:

1. CONSIDERED SHALL BE (FORM, COLOR, MATERIAL, MAINTENANCE, etc.)
2. WATER MAINS AND IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
3. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
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12. ALL IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.

### PROJECT APPROACH

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### FEMA FLOOD PLAINS:

NOT IN A FLOOD PLAIN

### ASSESSOR'S PARCEL NO.:

900-000-000

### LEGAL DESCRIPTION:

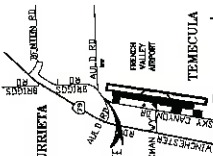
PER AM 1/4 SEC 7, T1S, R6W, FRENCH VALLEY AREA, RIVERSIDE COUNTY, CALIFORNIA

### ACREAGE:

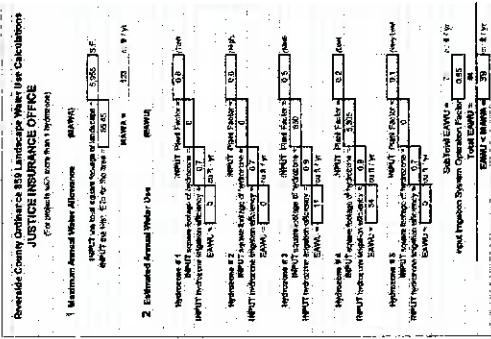
0.71 AC  
NET

### LANDSCAPE AREA

INCLUDING TREES, SHRUBS & GRASSCOVER  
3.07 ACRES / 13,224 S.F.



**VICINITY MAP**  
2014 THOMAS GUIDE  
REF.: RIVERSIDE COUNTY,  
PAGE 929, GRID A2  
NOT TO SCALE



UTILITY:  
SEWER: EASTERN RIVERSIDE WATER DISTRICT 951.202.1717  
WATER: SOUTHERN CALIFORNIA GAS COMPANY 800.441.5500  
ELECTRIC: SOUTHERN CALIFORNIA Edison COMPANY 951.202.8272  
GAS: SOUTHERN CALIFORNIA Edison COMPANY 951.202.8272

CALCULATOR FOR IRRIGATED AREA ONLY S.F./SHRUB & IS S.F./TREE

ITEM	QUANTITY	UNIT	REMARKS
1. IRRIGATED AREA	16,500	S.F.	
2. SHRUBS	100	PLANT	
3. TREES	50	PLANT	

OWNER: JUSTICE INSURANCE SERVICES  
PROJECT: JUSTICE INSURANCE SERVICES OFFICE

DATE: 12-3-14  
SHEET: 1 of 12

PROJECT: JUSTICE INSURANCE SERVICES OFFICE  
OWNER: JUSTICE INSURANCE SERVICES

30665 CALLE MEXUSA  
TERRACE, CA 92591 PH: (951) 787-6662 FAX: (951) 448-4448

REVISIONS:  
1. 12/3/14: INITIAL DESIGN

DATE: 12-3-14  
SHEET: 1 of 12

PROJECT: JUSTICE INSURANCE SERVICES OFFICE  
OWNER: JUSTICE INSURANCE SERVICES

30665 CALLE MEXUSA  
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SHEET: 1 of 12

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OWNER: JUSTICE INSURANCE SERVICES

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TERRACE, CA 92591 PH: (951) 787-6662 FAX: (951) 448-4448

REVISIONS:  
1. 12/3/14: INITIAL DESIGN

### SHADE REQUIREMENT

REQUIRED 16 SPACES @ 182 S.F. EA. = 2,912 S.F.  
2,912 S.F. @ 30% COVERAGE REQUIRED= 778 S.F.  
ACTUAL AREA SHADDED= 1970 S.F.

### INTERIOR LANDSCAPE REQUIREMENT

REQUIRED 16 SPACES @ 182 S.F. EA. = 2,912 S.F.  
2,912 S.F. @ 10% COVERAGE REQUIRED= 291 S.F.  
ACTUAL AREA = 270 S.F.

### PLANTING LEGEND

SYMBOL	ABBREVIATION	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS	WATER USE
(Symbol)	ARECATHA	ARECATHA	ARECATHA	8"	8	DOUBLE SPACED / HEIGHT 8-10" / SPREAD 3'-4" DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	14"	14	DOUBLE SPACED / HEIGHT 8-10" / SPREAD 3'-4" DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	24"	4	DOUBLE SPACED / HEIGHT 8-10" / SPREAD 3'-4" DIA.	L-M
(Symbol)	ARECATHA	ARECATHA	ARECATHA	24"	2	DOUBLE SPACED / HEIGHT 8-10" / SPREAD 3'-4" DIA.	L-M
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	26	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	26	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	75	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	134	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	19	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	42	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	75	FULL & BUSHY @ 3' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	5"	4	ATTACH TO WALL	V
(Symbol)	ARECATHA	ARECATHA	ARECATHA	3"	AS REQ'D.	3' DEEP - INSTALLED IN FULL SUNLIGHT AREAS TO PROTECT FROM BUSH	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	1"	478	TRIANGULAR SPACING @ 4' DIA.	L
(Symbol)	ARECATHA	ARECATHA	ARECATHA	1"	128	TRIANGULAR SPACING @ 3' DIA. 14" DIA.	M

### COMPREHENSIVE LANDSCAPE PLAN

1 INCH = 20 FT.

DATE: 12-3-14  
SHEET: 1 of 12

PROJECT: JUSTICE INSURANCE SERVICES OFFICE  
OWNER: JUSTICE INSURANCE SERVICES

30665 CALLE MEXUSA  
TERRACE, CA 92591 PH: (951) 787-6662 FAX: (951) 448-4448

REVISIONS:  
1. 12/3/14: INITIAL DESIGN

DATE: 12-3-14  
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

## NEGATIVE DECLARATION

Project/Case Number: PP26047

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

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

### COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Project Planner Date: September 5, 2017

Applicant/Project Sponsor: Justice Insurance Services Date Submitted: September 5, 2017

**ADOPTED BY:** Assistant TLMA Assistant TLMA Director

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

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

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

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

Revised: 09/05/17  
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42918 ZCFG6289

FOR COUNTY CLERK'S USE ONLY

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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** EA 42918  
**Project Case Type (s) and Number(s):** Plot Plan 26047  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Deborah Bradford  
**Telephone Number:** (951)955-6646  
**Applicant's Name:** Justice Insurance Services  
**Applicant's Address:** 30195 Auld Road, Murrieta, CA 92563

### I. PROJECT INFORMATION

**A. Project Description:** Plot Plan No. 26047 proposes the construction of a 2,880 sq. ft. single story Spanish style office building. Allowable uses of the building will be for general office uses. Presently, the applicant is proposing to use the office building for an insurance company, bail bonds services and law offices. The proposed structure is 15 feet in height. Approximately sixteen (16) off street parking spaces will be provided. A landscape plan was also submitted as a part of this project. The proposed plot plan is located within the Borel Airport Center Specific Plan No. 265A1.

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

**C. Total Project Area:** 0.71 acres

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> 0.71	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> 2,880	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 963-030-005

**E. Street References:** Southerly of Auld Road and easterly of Sky Canyon Drive.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 7 South, Township 7 South and Range 2 West.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is basically flat, vacant, disturbed land. Surrounding land uses include the French Valley Airport to the east, and predominately vacant land to the south, north and west. The subject property and the property surrounding the subject site is located with the Borel Airport Center Specific Plan No. 265 Amendment No. 1 (SP No. 265A1). The surrounding terrain consists of rolling hills and distant views of the mountains.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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



1. **Land Use:** The proposed project meets the requirements for the Commercial Retail (CR) land use designation and all applicable land use policies and policies of SP No. 265A1.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), but not located within a criteria cell. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone. The project site is substantially surrounded by vacant land and the French Valley Airport. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is for the construction of a 2,880 square foot commercial office building. No new housing is proposed, nor will any existing residents be displaced as a result of the removal of dwelling units.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is consistent with all applicable Healthy Community Policies.

**B. General Plan Area Plan(s):** Southwest

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

**D. Land Use Designation(s):** Community Development: Commercial Retail (CD: CR)

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

**F. Policy Area(s), if any:** Highway 79 Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest

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

3. **Land Use Designation(s):** Community Development: Commercial Retail (CD: CR) to the north, south and west, Community Development: Public Facilities (CD: PF) to the east

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

5. **Policy Area(s), if any:** Highway 79 Policy Area.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Borel Airport Center Specific Plan 265A1.

2. **Specific Plan Planning Area, and Policies, if any:** The proposed project site is located in Planning Area 10.

I. **Existing Zoning:** Specific Plan (SP265, Planning Area 10)

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

K. **Adjacent and Surrounding Zoning:** Zoning directly to the east of the subject site is Manufacturing – Service Commercial (M-SC) zone and Specific Plan to the north, south, and west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input checked="" type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant

effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

\_\_\_\_\_  
Signature

August 14, 2017

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

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

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County Southwest Area Plan Figure 9 "Southwest Area Plan Scenic Highways"

Findings of Fact:

a- b) The project site is located within the Southwest Area Plan (SWAP) and within Borel Airport Specific Plan No. 265A1. The proposed project is located within Planning Area 10 and is consistent with the development and design standards of this Specific Plan. As shown on Figure 9 of the SWAP the project is located approximately 2.8 miles east of Interstate 215 (I-215) a County Eligible Scenic Highway and approximately 5 miles north of Interstate 15 (I-15) a State Eligible Scenic Highway. Given the distance of these freeways from the project site, there will be no substantial effect upon a scenic highway corridor. Additionally, the project site has been cleared of brush and debris, no trees, rock outcroppings or unique landmark features are located on or near the project site. Development of the site will actually result in a positive impact to the aesthetic quality of the area by developing a vacant lot into a developed site. The project will not result in the creation of an aesthetically offensive site open to public view as the project will be constructed according to the design/review plan check process within the Riverside County Planning Department. Finally the project will not obstruct any prominent scenic vista or view open to the public as none exist on or near the project area. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 21.80 miles from the Mt. Palomar Observatory, and is therefore subject to the provisions of Ordinance No. 655. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of Riverside County Ordinance No. 655, and compliance with the design guidelines of Specific Plan 265A1 in terms of lighting design, any impacts associated with this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project is for the development of a 2,880 square foot single story office building housing an insurance company, bail bonds and law offices. Any new lighting as a result of this project will be subject Specific Plan No. 265A1 - Architectural Design Guidelines, Ordinance 655 which requires specific material and methods of installation, lamp source and shielding within the Mt Palomar Observatory Zones and Ordinance 348 Section 18.12.1(g) regarding parking lot lighting and ensuring that lighting does not shine directly onto adjoining properties or streets. Compliance with these ordinances and guidelines will ensure impacts related to these issue areas will be less than significant. (COA 10.PLANNING.9)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to the RCLIS GIS Database, the Project site is designated as "Local Importance and Urban-Built Up Land." There are no lands designated as "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance" in the vicinity of the Project site. Therefore, there would be no impact.

b) The proposed project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur.

c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. No impact will occur.

d) The proposed project is located in an area designated as Farmland of Local Importance but is vacant, undeveloped, disturbed land and is not being utilized for agricultural purposes. Additionally, the project site and adjacent properties are zoned Specific Plan and development proposed for this area will be for commercial, business park and light industrial uses. The proposed project will not result in the conversion of farmland to a non-agricultural use. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook, EA 42617 (FEIR 540)

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) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.<sup>1</sup> Consistency review is presented below:

The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes the construction of a 2,880 square foot single story office building which is not anticipated to result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation due to the limited scope of the project and the amount of vehicle trips generated will be less than 100 peak hour trips. Thus, less than significant impacts are anticipated to occur

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project the construction of a 2,880 square foot single story office building and is therefore not considered a *significant project*.

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

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. The project proposes the construction of a 2,880 square foot single story office building. Development of the project site will involve earth moving activities and construction of new building; however, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, impacts will be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed project is for the construction of a 2,880 square foot single story office building that will be utilized for an insurance office, bail bonds and law offices. This project will not be located within one mile of an existing substantial point source emitter. No impacts will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project is for a 2,880 square foot single story office building that does not include any of the above uses. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**BIOLOGICAL RESOURCES** Would the project

7. Wildlife & Vegetation	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean	<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
Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Riverside County Planning Department - Biological Review Staff, WRMSHCP Biological Assessment for PP25699 dated March 18, 2015 by Michael D. Misenhelter, and WRCMSHCP Consistency Analysis for APN 963-030-005 dated April 19, 2016

Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site occurs within the Southwest Area Plan portion of the MSHCP. The Project site does not occur within one of the Criteria Cells of the MSHCP, which were established for the acquisition of habitat and sensitive plant and wildlife species. Because the Project site is not in a Criteria Cell, it is not subject to the MSHCP's Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, the project is required to be consistent with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2, which includes but not limited to the protection of species associated with riparian/riverine area and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures. The Consistency Analysis prepared for this project site found that the proposed project is consistent with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2. therefore less than significant impacts will occur in regards to this issue area.

b - d) The proposed 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 (February 1<sup>st</sup> - September 15<sup>th</sup>). If habitat needs to be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. If nesting is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nest birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. The Consulting Biologist conducting the survey must hold a Memorandum of Understanding (MOU) with the County of Riverside. Compliance with conditions of approval regarding the protection of nesting birds will ensure that less than significant impacts will occur to these issue areas. (COA. 60 EPD 1)

e) The project site does not support any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, no impact will occur.

f) The proposed project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means since no such wetlands exist on the project site. Therefore, the impact is considered less than significant.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat Impact Fee Area. However, the proposed Project will not conflict with either policy since no oak trees are present on the project site. Therefore, there would be no impact.

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

Monitoring: No Monitoring Required.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site inspection, project application materials; **RI-03152**; Hector, Susan 1988, letter report: Archaeological Survey Of The Winchester Road General Plan Amendment 114-Acre Property, **RI-01865** Wilmouth, Stan 1984, An Archaeological Assessment Of Several Alternative Sites For The New Rancho California Airport, Riverside County, California, **RI-03370/3371** Drover, Christopher 1990, A Cultural Resource Assessment: Airport Business Park, French Valley, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property in 1984, 1988, and 1990, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: On-site inspection, project application materials; **RI-03152**; Hector, Susan 1988, letter report: Archaeological Survey Of The Winchester Road General Plan Amendment 114-Acre Property, **RI-**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**01865** Wilmouth, Stan 1984, An Archaeological Assessment Of Several Alternative Sites For The New Rancho California Airport, Riverside County, California, **RI-03370/3371** Drover, Christopher 1990, A Cultural Resource Assessment: Airport Business Park, French Valley, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property in 1984, 1988 and 1990, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.

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

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

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required

**GEOLOGY AND SOILS** Would the project

<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a-b) The proposed project site is not located in a fault zone and nor within a 1/2 mile of a fault. Therefore, no impacts would occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**11. 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. 2341.

Findings of Fact:

a) As indicated on "Map My County", and Geology Report No. 2341 the potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site. Standard California Building Code requirements will ensure any potential liquefaction is addressed with the grading and construction of the project. Therefore, less than significant impacts would occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required

**12. 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 County Geologic Report (GEO) No. 2341

Findings of Fact:

a) According to the Riverside County GIS database, no known surface traces of active faults traverse the site and the site is not located within an Alquist Priolo Earthquake Fault Zone. California Building Code (CBC) requirements pertaining to commercial development will reduce any impacts from ground shaking to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. During the construction and permitting process, the project applicant will need to demonstrate CBC compliance. Therefore, the impact is considered less than significant.

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

Monitoring: No Monitoring Required.

**13. Landslide Risk**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

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

Findings of Fact:

a) According to the Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope” the proposed project site is not located an area that is underlain by steep slopes and therefore not highly susceptible to seismically induced landslides and rockfalls. Elevation ranges on the project site is from 1,320 – 1,336 above mean sea level (amsl). The project site is generally flat, the impact is less than significant

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**14. Ground Subsidence**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Riverside County Geologist; County Geologic Report (GEO) No. 2341

Findings of Fact:

a) The proposed project site is considered to be susceptible to subsidence. However, given that there is low potential for Liquefaction the potential for ground subsidence is unlikely. Compliance with Section 1613 of the 2013 California Building Code (CBC), would ensure that structures constructed on the site would be designed and built to ensure that any issues with subsidence would be negligible. Therefore, impacts would be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Other Geologic Hazards</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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; Riverside County Geologist; County Geologic Report (GEO) No. 2508.

Findings of Fact:

a) The proposed project site is located in an area that would not be subject to geologic hazards, such as seiche, in that the nearest body of water is Lake Skinner which is located approximately 3.4 miles from the project site. The topography of the site is generally flat with the French Valley Airport located to the east and vacant flat land to the north, south and west. No active volcanos are located within the project vicinity. Impacts as they relate to seiche, mudflow, and volcanic activity are considered negligible. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>16. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site. However, the area where development will occur will be primarily flat and will not result in a significant change in the topography or ground surface relief features. Therefore, less than significant impacts will occur.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. There will be no impact.

c) The project does not result in grading that affects or negates subsurface sewage disposal systems. The proposed project will be connecting to existing sewer lines. There will be no impact in regards to subsurface sewage disposal systems.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>				
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; County Geologic Report (GEO) No. 2341.

Findings of Fact:

a) Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. Standard conditions of approval and compliance with Specific Plan 265A1 will require the applicant to plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover in accordance with the requirements of Ordinance 457. This is a standard condition for the County of Riverside and is not considered unique mitigation; therefore, less than significant impacts will occur.

b) According to Geology Report No. 2341 the project site is not located on expansive soils. However, California Building Code (CBC) requirements pertaining to commercial development will mitigate any potential impacts associated with unstable soil conditions. This is a standard condition for the County of Riverside and is not considered mitigation under CEQA. With the inclusion of this standard condition, any impacts would be considered less than significant.

c) The project is required to connect to sewer lines and will not use septic tanks or alternative waste water disposal systems. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>18. Erosion</b>				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project is not located in the vicinity of a river, stream, or lake of a bed. Implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts will occur in regards to this issue area.

b) Drainage BMPs will be implemented during any construction to ensure erosion due to water does not create impacts on or offsite. As a result, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

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

Findings of Fact:

a) The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. A standard condition of approval requires that 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. Condition of approval 10. BS GRADE 11, requires all necessary measures to control dust during grading and a PM 10 plan is required at the time of issuance of grading permit. The South Coast AQMD Rule 403 is for the purpose of reducing fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions including not permitting grading activities during wind gusts in excess of 25 mph. With the inclusion of this standard condition, and compliance with AQMD's Rule 403 any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on or off site during the construction phase would be considered less than significant. During the operation phase once the grading and landscaping have been installed, exposed dirt that would be susceptible to wind erosions would be reduced to less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: PP26047 CalEEMod

Findings of Fact:

a) The proposed project is comprised of approximately 2,800 square feet and would generate approximately 30 vehicle trips per day. The CalEEMod model calculates annual CO<sub>2</sub> (e) to be around 50 MT for the proposed project. This total is below the threshold of 3,000 MT CO<sub>2</sub>e per year for residential, commercial and mixed use projects, as established in the draft County Climate Action Plan (CAP) that on December 15, 2015, the Riverside County Board of Supervisors directed it to be integrated into the County General Plan. The project will not result in significant generation of greenhouse gases, either directly or indirectly, and will have less than significant impact on the environment due to greenhouse gas emissions.

b) As noted above in a) the project would not exceed the 3,000 MT CO<sub>2</sub>E thresholds as established in the Riverside County CAP. Additionally, the project is consistent with the existing Riverside County General Plan's land use designation(s) of Community Development – Commercial Retail (CD:CR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario. Further, it implements the policies of the CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

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

ii. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are: 1) the project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements; and 2) the project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

iii. Mandatory compliance with the project Conditions of Approval shall include the following additional GHG-reducing measures: 1) the project shall provide at least one bike rack outside of each community building; 2) trees and shrubs used for landscaping onsite shall be drought-tolerant.

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

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

Monitoring: No Monitoring Required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The proposed Project is for the construction and operation of a 2,880 square foot office building. Short-term storage of hazardous materials, such as diesel fuel or gasoline for vehicle maintenance may occur and there is a limited potential for the accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. In addition, long term operation of the proposed Project will not result in the storage or the need for routine transport of substantial quantities of hazardous materials. Uses proposed for the building will be a Bail Bonds service and Attorney offices. Hazardous materials on-site would be standard materials required for the operation of a business office such as toners, cleaning agents, solvents and paints. Therefore impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c-d) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, no impact would occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a-c) The proposed Project site is located directly adjacent to the French Valley Airport and is within Airport Compatibility Zone B2 of the French Valley Airport Influence Area. As a result, the project was reviewed by the Airport Land Use Commission (ALUC) and on August 16, 2016, File No. ZAP1058FV14 was determined to be consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP) as amended in 2011. Standard conditions of approval were applied that relate to the shielding of outdoor lighting, prohibiting lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds and electrical interference with aircraft, height of structures, prohibited uses, notification to buyers or future tenants, restrictions to detention basins if proposed, noise attenuation and conveyance of an aviation easement to the County of Riverside. The Airport Land Use Commission's conditions of approval will ensure that the proposed development will be in compliance with the FVALUCP; therefore, less than significant impacts will result in regards to these issue areas.

d) The Project site is not located within the vicinity of a private airstrip or heliport resulting in a safety hazard to people living or working in the area. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located in a very high fire hazard area. Compliance with Fire Departments conditions of approval will ensure that impacts related to this issue area will be less than significant. These conditions address the location of blue dot reflectors, fire flow, water mains, rapid entry (KNOX BOX) emergency key storage, fire lanes and installation of portable fire extinguishers. (COA 10.FIRE. 1, 2, 3, 4, and COA 90. FIRE. 1 and 2)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),	<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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the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact:

a) The proposed project is to allow for the construction of a 2,880 square foot office building. Grading planned for the proposed project would generally maintain the site's existing topographical conditions. In addition, condition of approval 10. BS GRADE. 10 requires erosion control planting and drainage facilities to reduce impacts to off-site properties and drainage courses. Additional erosion protection may also be required during the rainy season from October 1, to May 31. Therefore, because the project has been designed to minimize changes to the site's existing topography and conditions of approval have been applied to ensure that erosion and sediment does not result in substantial erosion on- or off-site. Impacts would be less than significant.

b) To ensure that no violation of any water quality standards or waste discharge requirements occurs during construction activities and project operation the applicant will be subject to a Best Management Practices (BMP) Permit for the erosion and sediment control BMPs for the site. In addition the applicant will be required to submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2010-0016 and a Storm Water Pollution Prevention Plan (SWPPP). Several conditions of approval have been incorporated to ensure that no violations in regards to this issue area occur due to construction and operation of the project site. (60. BS GRADE. 1, 6, 11, 13, and 14)

c) Currently, the project site is vacant. The development of the 2,880 office building and parking area will reduce the existing pervious surface of the site. The area proposed for development will reduce the pervious surface of an undeveloped site; however it will not result in the significant depletion of the groundwater recharge or the lowering of the groundwater table in that condition of approval 10. FLOOD RI 2, requires the Therefore, less than significant impacts will occur.

d) The proposed project will not result in exceeding the amount of runoff water or create sources of additional polluted runoff. However, an increase in runoff will occur due to project implementation. Because there is a lack of downstream infrastructure condition of approval 10. FLOOD RI. 2 states that infrastructure to reduce the runoff needs to be shallow, free draining and integrated into the landscape. Compliance with the hydrological conditions of concern (HCOC) requirements in the WQMP will ensure that no additional infrastructure or measures will be required. In addition the development and implementation of a Storm Water Pollution Protection Plan (SWPPP) will be required for the construction site, (COA 60. BS GRADE. 1) to ensure that pollutants do not make their way into stormwater runoff. Impacts will be less than significant.

e) The proposed project is just outside FEMA flood Zone A. A portion of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been established by the County of Riverside's Board of Supervisors as stated in condition of approval 10. FLOOD RI. 2. However, given that no houses are proposed there will be no impact in regards to this issue area.

f) No structures will be placed within 100-year flood hazard area resulting in the impeding or redirecting flood flows. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) Development of the project site will result in the construction of a 2,880 square foot office building. Because the project is required to develop and implement a SWPPP to ensure that pollutants do not make their way into stormwater runoff, impacts will be less than significant in regards to the degradation of water quality.

h) The project site has been conditioned to provide drainage on-site to reduce increased runoff. Condition of approval 10. FLOOD RI. 2 states that since there is a lack of downstream infrastructure to reduce the increased runoff a drainage facility shall be provided onsite and be shallow, free draining and integrated into the landscape. Implementation of this standard condition of approval would not create an increase in vectors or odors. Impacts would be considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**25. Floodplains**

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The proposed project is to allow for the construction of a 2,880 square foot office building. Development of this site would not alter the course of a river or stream resulting in an increased rate of surface runoff, in that grading will substantially retain the existing drainage pattern and condition of approval 10. FLOOD RI states that on-site drainage be provided to reduce increased run-off. Therefore, less than significant impacts will occur.

b) As stated above in 24(c) the project site is vacant and the development of the 2,880 office building and parking area will reduce the existing pervious surface of the site resulting in a change in the absorption rate and the amount of surface runoff. However, with the incorporation of BMP's regarding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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erosion and sediment control and on-site drainage this will ensure that changes in absorption rates and surface runoff will be less than significant.

c) The project site is located near the 43,000-acre-foot Lake Skinner Facility which could result in flooding along Tocalota and Warm Springs Creeks, and eventually Murrieta Creek if the dam fails. Compliance with all applicable County Building Codes and Ordinances will ensure that the proposed building and inhabitants of the site will not be subjected to a significant risk due to flooding hazards. In addition, condition of approval 90. PLANNING 31 ensures that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to the Federal Emergency Management Agency's information brochure, entitled "Living with Dams: Know Your Risks (FEMA P-256) and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT). Therefore, impacts will be less than significant.

d) Implementation of the proposed project will not result in an increase to surface water to any body of water as no substantial increase in run-off will occur as per the above analysis in a). The nearest body of water is Lake Skinner located approximately 3.4 miles away. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING	Would the project			
<b>26. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Project site is located within the Community Development: Commercial Retail (CD: CR) land use designation which encourages local and regional retail and service uses. The project is consistent with the development pattern for present and future planned land uses in the area. Therefore, less than significant impacts in regards to this issue area due to implementation of the project site.

b) The Project site is located within the City of Temecula's Sphere of Influence. Notification was sent to the City regarding the proposed project. Currently the City has no plans for annexation of the project site, nor its immediate surroundings. However, the proposed development of the project site would be consistent with the City of Temecula's General Plan Land Use Designation of Professional Office uses. Therefore, the proposed Project would have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site has a zoning classification of Specific Plan. However, the project site is located in Planning Area 10 of SP No. 265A1 which allows for commercial retail land uses. The underlying zoning classification for Planning Area 10 is Scenic Highway Commercial (C-P-S) classification which allows for business/office uses. The proposed project is consistent with the zoning requirements as stated in the Development Code. Therefore, no impacts will occur, due to project implementation.

b) The project site is surrounded to the north, south, and west by properties with the Specific Plan zoning classification and Manufacturing-Service Commercial (M-SC) zoning to the east. The proposed project is to allow for the construction of a 2,880 square foot office building which is compatible with the existing surrounding zoning. No impact will occur.

c) The Project site is surrounded by property with a land use designation of Community Development: Commercial Retail (CD: CR). Project implementation will result in the construction of a 2,880 square foot office building which will be compatible with existing and future land uses in the area. The proposed project will have no impact.

d) The Project site has a land use designation of Community Development: Commercial Retail (CD: CR) this land use designations allows for local and regional serving retail and service uses. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan and SP No. 265A1 Therefore, there will be no impact.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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**MINERAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA  A  B  C  D

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

**Findings of Fact:**

a-b) The proposed project site is located adjacent to the French Valley Airport and is within Airport Compatibility Zone B2 of the French Valley Airport Influence Area. Given the proximity of the airport, it is expected that noise will be a factor to any land use operating in the vicinity. As a condition of approval, ALUC required that noise attenuation measures shall be incorporated to ensure that interior noise levels from aircraft operation are at or below 45 CNEL. ALUC has also conditioned that all prospective purchasers of the property and future tenants of the building shall be provided notice that the property is in the vicinity of an airport and annoyances or inconveniences associated with proximity to airport operations may occur such as noise, vibration, or odors. With these standard conditions of approval from ALUC the proposed project will have less than significant impacts due to airport noise as a result of project implementation.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**30. 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:**

According to the General Plan Circulation Element, the proposed project is not located in proximity to a railroad; therefore, no impacts in regards to railroad noise will occur.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

**31. Highway Noise**

NA  A  B  C  D

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located approximately 734 feet from Highway 79. Noise may be audible but due to noise from adjacent roads and the French Valley Airport noise impacts will be minimal. In addition, due to the condition of approval from ALUC regarding noise attenuation measures incorporated will ensure that interior noise levels from aircraft operation as well as any highway noise are at or below 45 CNEL can further ensure that noise impacts from Highway 79 will be negligible. Therefore, less than significant impacts will occur due to highway noise.

Mitigation: No Mitigation Required,

Monitoring: No Monitoring Required.

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

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

33. 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:

a-c) The Project site is currently comprised of vacant land. Development of the site will result in a new source of noise. However, due to existing development of the area, existing roads and the adjacent airport there will not be a substantial permanent increase in ambient noise. Although the project will add vehicles and other activities in and offsite that will increase noise in the area, the relatively low amount

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of traffic is expected to result in a negligible increase in noise that wouldn't be readily perceptible to be considered substantial. Short-term impacts will occur during grading and construction which will temporarily raise the ambient noise levels in the vicinity of the project site. In addition, grading activities will be regulated by the County Noise Ordinance. However, operation of the proposed Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, less than significant impacts will occur.

d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. No construction activities can occur 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 6:00p.m. and 7:00 a.m. However, this type of noise would be temporary and infrequent. Therefore, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**PALEONTOLOGICAL RESOURCES**

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

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

Findings of Fact:

a) The project site is located within an area that has high sensitivity to paleontological resources. A Paleontological Report was submitted for the proposed project and was determined that a Paleontological Resource Impact Mitigation Program (PRIMP) be required prior to issuance of any grading permit. With this requirement stated in condition of approval 10. PLANNING 45. Impacts related to paleontological resources will be considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**POPULATION AND HOUSING** Would the project

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

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

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

Findings of Fact:

- a) The Project site is vacant and undeveloped and does not contain any existing or planned residential uses. The Project site has been designated in SP 265 and the General Plan as an area designated for local and regional serving retail and service uses. Thus, the proposed Project will not displace any residents requiring the construction of replacement housing. Therefore, no impacts will occur.
- b) The proposed project will result in the construction of a 2,880 square foot office building. Approximately 6 employees will be generated by the proposed development. The existing housing sock in the general vicinity of the project site would be sufficient to address any housing demand. Implementation of the project will not result in the need for additional housing particularly housing affordable to households earning 80 percent or less of the County's median income. Therefore, less than significant impacts will occur.
- c) The proposed project site does not contain any people or housing. The project site is located in Planning Area 10 of SP 265 which is designated for commercial and retail land uses. The General Plan land use designation for the project site is Community Development: Commercial Retail, planned land uses for this site do not include housing. As stated above, the site is vacant and no people or housing exist on the site. No replacement housing will be required due to project implementation. No impacts will occur.
- d) The proposed project is not located within in a Redevelopment Area. In 2012, the State of California dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the County of Riverside has no mechanism to provide any assistance for funding of projects that are within redevelopment areas and no impacts will occur.
- e) The proposed project is for the development of a 2,880 square foot office building that would generate approximately 6 employees. As proposed, the project is consistent with the General Plan and SP 265 land use designations which and will not result in inducing population growth in excess of regional or local population projections. Less than significant impacts would occur.
- f) The proposed project will not induce population growth into the project vicinity directly by creating housing, or indirectly by the expansion of streets or infrastructure. Conditions of approval in regards to the addition of curbs and gutters, paving and the payment of fees are standard for new development; however, these improvements will not expand or extend any roads or infrastructure indirectly inducing population growth. The project will be served by existing roadways and utilities. Impacts will be less than significant.

Mitigation: No Mitigation Required.

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

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project is served by Fire Station 83 located at the French Valley Airport adjacent to the project site. With the incorporation of Development Impact Fees as required by County Ordinance No. 659 (COA 90. PLANNING. 30), which establishes the utilities and public services mitigation fee applicable to all projects, would reduce any incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project site is located approximately 0.42 miles from the Riverside County Sheriff's Station located at 30755 Auld Road, #4. The proposed project will not result in a substantial effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The Project shall comply with County Ordinance No. 659 to ensure there are no potential effects to sheriff services from the incremental impact generated by this project (COA 90.PLANNING.30). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Temecula Valley Unified School District and GIS database

Findings of Fact: The proposed project would not result in a physical alteration of existing school facilities or result in the construction of new facilities. The project site is located within the Temecula Valley Unified School District and will be required to comply with school mitigation impact fees as stated in the County's standard condition of approval 80. PLANNING. 2. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Findings of Fact:

It is not anticipated that the proposed project would have an impact on the demand for library services. The applicant will be required to comply with the provisions of Ordinance No. 659 that sets forth development fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. Therefore, less than significant impacts will occur. (COA 90.PLANNING.30)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Findings of Fact:

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 have a less than significant impact on health services.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

## RECREATION

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities	<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
which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The proposed project is for the development of a 2,880 square foot office building. The project will not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) The proposed project is for the development of an office building. The proposed project is not anticipated to result in an increase in people using recreational facilities that a substantial deterioration of the facilities would occur. Less than significant impacts would occur.

c) The proposed project is not located within a County Service Area therefore; no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Southwest Area Plan, Figure 8 “Area Plan Trails and Bikeway System. Specific Plan No. 265 Section IV Design Guidelines and Architectural and Landscape Exhibits.

Findings of Fact:

There are no recreational trails within or adjacent to the Project site. Within the Design Guidelines of Specific Plan No. 265A1 the development of a trail system is provided but there are no designated trails within Planning Area 10. Therefore, no impacts will occur in regards to recreational trails.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>TRANSPORTATION/TRAFFIC</b>	Would the project			
<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 and communication with Kevin Tsang, County of Riverside's Senior Civil Engineer.

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities. The proposed project will result in the construction and operation of a 2,880 square foot office building which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. The afternoon peak would result in the highest generator of traffic, approximately 82 peak hour trips would be generated by the project. When a project results 100 peak hour trips that is typically when a traffic study would be required. Due to this anticipated level of traffic generation, a traffic study was not required as stated in condition of approval 10. TRANS. 4. Therefore, impacts would be less than significant.

b) The proposed project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the project site as noted in a). The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c & d) Future development of the project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. The proposed project will result in the construction of a single story 2,880 square foot office building. The proposed project will not alter waterborne traffic in that there are no bodies of water within the vicinity that have waterborne traffic, there are no rail lines within the vicinity of the project site and the proposed height and use of the building would not require air traffic or patterns to be changed. Vehicle traffic will be minimal and will not result in a substantial increase in traffic on the roadways resulting in a change in levels of service. No impact will occur.

e) The proposed project is for the operation of an office building which is consistent with the General Plan and Specific Plan land uses. The street system has been designed in accordance with the type of uses proposed and existing in this area. Access onto the project site will be from Auld Road and Sky Canyon Drive. The project site will be developed in conformance with the Transportation and Fire Departments conditions of approval to ensure that fire truck accessibility, passenger vehicles and delivery truck circulation will not result in hazardous conditions due to poor design features. Impacts related to this issue area will be less than significant.

f) The County's Transportation Department has included conditions of approval that require pavement improvements to Auld Road and Sky Canyon Drive to ensure adequate ingress and egress from the Project Site. In addition, condition of approval 80. TRANS. 3 requires the annexation into the Landscaping and Lighting Maintenance District 89-1 to ensure maintenance of landscaping within the public rights-of-way, street lighting, and street sweeping. The improvements to these streets and annexation into maintenance district would reduce the need for future road maintenance and impacts would be less than significant. (COA 90. TRANS 4 and 5).

g) Construction activity is anticipated to take approximately four months to complete. As stated in 44.a) construction related activities may result in short-term impacts to the local roadway system during grading and construction. However, compliance with construction hours of operation, a construction traffic control plan, and the staging of equipment and vehicles will ensure less than significant impacts will occur.

h) The proposed construction activities, including equipment and supply staging and storage, would largely occur within the Project Site and would not restrict access of emergency vehicles to the Project Site or adjacent areas. During construction of the street improvements to Auld Road and Sky Canyon Drive, access may be reduced; however, emergency access to the project area and vicinity would remain and would not result in a significant impact to an adopted emergency response of evacuation plan during construction activities. Operation of the proposed project will not result in an impact to emergency response and evacuation due to the Fire Departments requirements and conditions of approval as they relate to driveway and aisle widths, gate access and emergency lane painting. (COA 10. FIRE 4 and 90. FIRE 1.) Therefore, impacts would be less than significant.

i) The proposed 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. There are no community trails or bike paths adjacent to the project site shown on Figure 8, of the Southwest Area Plan Trails and Bikeway System. Bus Route No. 79 is the route serving the project site. The proposed development of the site will not result in a decrease in performance or safety of these facilities in that the amount of traffic and people visiting the site will not generate a significant amount of users of these facilities to create a significant impact resulting in a decrease in their performance. Therefore, impact would be less than significant.

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

Monitoring: No Monitoring Required.

**44. Bike Trails**

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

Findings of Fact:

According to the Southwest Area Plan Figure 8, *Southwest Area Trails and Bikeway System*, there are no bike paths or regional trails planned in the immediate vicinity of the project site. Accordingly, there would be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**45. Tribal Cultural Resources**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to five requesting tribes on June 30, 2016. Consultations were requested by the Soboba Band of Luiseno

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Indians. Planning provided the exhibits to Soboba on August 11, 2016 and the record search results on October 3, 2016. Soboba did not identify any Tribal Cultural Resources and consultation was concluded on October 4, 2016.

The Pechanga Band of Luiseno Mission Indians, the Cahuilla Band of Indians, the Colorado River Indian Tribes and the Morongo Band of Mission Indians did not request consultation. Based on Native American consultation, it has been determined that there are no Tribal Cultural Resources present within the project area. In addition, no change in the significance of a Tribal Cultural Resource would occur with the implementation of the proposed project because there are no Tribal Cultural Resources present. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is for the construction of a 2,880 square foot office building. Conditions of approval 10. E. HEALTH 2.requires the applicant to connect to the Eastern Municipal Water District (EMWD) for water and sewer service. The applicant received a 'Will Serve' letter from the EMWD stating that they will be able to provide water and sewer service to the project site. Based on the EMWD Urban Water Management Plan adequate water supplies exist to serve the projected growth with EMWD's service area. Additionally, the project will not result in the need for additional water treatment facilities or the expansion of existing facilities. Therefore, the project will have less than significant impacts in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>47. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that	<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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it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The applicant has received a 'Will Serve' letter from the EMWD stating that they will be able to provide sewer service to the project site. No expansion or construction of wastewater treatment facilities or septic systems are required due to implementation of the project. Given that the applicant has received a service letter from the EMWD indicating that the district has enough capacity to serve the project's projected demand impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Jose Merlan.

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area will be served by El Sobrante Landfill. Based on communication with staff from Riverside County Waste Resources, the landfill has sufficient capacity to accept solid waste from the project site. Less than significant impacts to solid waste disposal needs will occur due to project implementation.

b) Conditions of approval applied to the project will ensure compliance with local, state, and federal laws regarding solid waste. Less than significant impacts will occur. (COA 10. WASTE 2 and 3, COA 80. WASTE 1 and 2, and COA 90. WASTE 1 and 2)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**49. Utilities**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, The Gas Company, Verizon, Eastern Municipal Water District, Riverside County Flood Control, and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>50. Energy Conservation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Project Application Materials.

Findings of Fact:

a) Implementation of the proposed project will be required to comply with the most recent version of the California Building Standards Codes and CalGreen requirements. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				
<b>51.</b> Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate	<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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important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

<b>52.</b> 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. As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have impacts which are individually limited, but cumulatively considerable. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate conditions of approval. Therefore, no cumulative impacts are anticipated to occur.

<b>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department  
 4080 Lemon Street, 12th Floor  
 Riverside, CA 92505

**VII. AUTHORITIES CITED**

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

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PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters (reduces) the overall acreage of the project site from 783.4 acres to 716.4 acres; revises the external boundary of the project site to eliminate property from the Specific Plan; and revises the Land Use Designations to permit residential and recreational uses within the southeastern section of the Specific Plan. Residential Planning Areas (PA) consist of PA14, PA15, PA16 and PA17 with a total of 271 residential lots.

10. EVERY. 2 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 3 SP - SP Document INEFFECT

Specific Plan No. 265A1 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 540, as amended by Environmental Assessment No. 42617 Document, which must include, but not be limited to, the following items:

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.) INEFFECT

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Definitions INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 265A1 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 265, Screencheck 2.

CHANGE OF ZONE = Change of Zone No. 07806.

GPA = Comprehensive General Plan Amendment No. 01123.

EIR = Environmental Impact Report No. 540 as amended by Environmental Assessment No. 42617.

10. EVERY. 5 SP - Ordinance Requirements INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding or above, the design guidelines and development standards of

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10. EVERY. 6 SP - Limits of SP DOCUMENT (cont.) INEFFECT

The SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

10. EVERY. 7 SP - HOLD HARMLESS INEFFECT

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 8 USE- PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the construction of a 2,880 square foot single story office building. Allowable uses of the building will be for general office uses. Presently the applicant is proposing to use the office building for an

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10. EVERY. 8 USE- PROJECT DESCRIPTION (cont.) RECOMMND

insurance company, bail bonds services, and law offices.  
The structure is 15 feet in height, will provide 16  
off-street parking spaces. The Plot Plan is located within  
the Borel Airport Center Specific Plan No. 265A1.

10. EVERY. 9 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are  
not limited to, the following: the applicant/permittee  
shall pay all legal services expenses the COUNTY incurs in  
connection with any such claim, action or proceeding,  
whether it incurs such expenses directly, whether it is  
ordered by a court to pay such expenses, or whether it  
incurs such expenses by providing legal services through  
its Office of County Counsel.

10. EVERY. 10 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in  
all capitals in the attached conditions of Plot Plan  
No.26047 shall be henceforth defined as follows:

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10. EVERY. 10 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT A = Plot Plan No.26047. Exhibit dated March 8, 2017.

APPROVED EXHIBIT B = ELEVATIONS dated March 13, 2017.

APPROVED EXHIBIT L = CONCEPTUAL LANDSCAPE PLAN dated September 9, 2016.

10. EVERY. 11 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 SP-GSP-1 ORD. NOT SUPERSEDED INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

10.BS GRADE. 2 SP-GSP-2 GEO/SOIL TO BE OBEYED INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved- geotechnical/soils reports for this Specific Plan.

10.BS GRADE. 3 SP-ALL CLEARNC'S REQ'D B-4 PMT INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 4 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.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.BS GRADE. 6 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. 7 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. 10 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. 11 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. 12 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 21 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 23 USE - RETAINING WALLS RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - RETAINING WALLS (cont.) RECOMMND

shown on the Building and Safety Department form 284-197.

10.BS GRADE. 26 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. 27 USE - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP265A1-EMWD WATER AND SEWER INEFFECT

Any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) shall connect to Eastern Municipal Water District (EMWD) water and sewer per development standards of SP 265 A1.

The water and sewer infrastructure system will be installed to the requirements and specifications of EMWD. Any existing septic system and/or well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE RECOMMND

PP26047 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type V-B construction per the 2013 CBC.

10.FIRE. 2 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of California Fire Code,2013 Edition.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located not less than 400 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry(KNOX BOX)emergency key storage shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 4 SP-#97-OPEN SPACE INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.FIRE. 5 SP-#85-FINAL FIRE REQUIRE INEFFECT

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT INEFFECT

This is a proposal for Amendment Number 1 of Specific Plan 265 "Borel Airpark Center" in the Murrieta Hot Springs area located on the eastern side of Winchester Road/Highway 79 and west of Leon Road, and surrounds the French Valley Airport. This amendment is being processed with Tract Map 36546 and Change of Zone 07806. The original Specific Plan 265 was approved October 1994, but expired October 2009.

Our review indicates the area consists of well-defined ridges and natural watercourses. Tualota Creek traverses the site from the east to the southwest. The site is just outside the limits for Community Facilities District 88-4 and Assessment District 161, which constructed channel improvements for Tualota Creek about 3000 linear feet downstream of this property.

The original specific plan was conditioned that storm drain facilities will be needed to convey offsite and onsite flows through the developments proposed within this plan. Flow through areas will need to be wide enough to convey flows from the tributary 100-year storm event. Some drainage facilities have been constructed since the approval of the original specific plan, such as the District's Tualota Creek Channel (project number 7-0-00030) and "New Covenant Storm Drains" (project number 7-0-00039). This is not a complete drainage system that could convey the 100-year stormwater runoff to Murrieta Creek, therefore mitigation for increased runoff will be required. However, these drainage facilities would suffice as an adequate outlet.

While some land-use designations have changed, the density of the proposed developments has not. Examples of this are: Industrial Park changing to Business Park, Restricted Light Industrial to Light Industrial, Commercial to Commercial Retail and Open Space to Open Space Conservation. These land-use changes do not have a significant impact on the impervious percentage of the

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

INEFFECT

proposed developments, therefore would have a minimal effect on the drainage plan for the proposed development.

The specific plan amendment specifies in the drainage plan that "all drainage facilities within Planning Areas 14-17 will be designed and constructed in accordance with the Riverside County Flood Control and Water Conservation District standards and specifications." This will be applied to all tentative developments within these planning areas (currently tentative Tract Map 36546). The drainage plan within these planning areas proposes a detention basin and several water quality basins that will require maintenance. Drainage facilities either providing the future residents with flood protection or conveyance of public stormwater runoff will require maintenance by a public agency. Facilities proposed for the sole benefit of the proposed development (water quality basins and detention basin) will not require maintenance by a public entity.

Any work within the riparian area(s) must satisfy the concerns or requirements raised by the U.S. Army Corps of Engineers or California Department of Fish and Wildlife in order to obtain the appropriate 401 or 1603 permits.

To summarize, there are issues that still need to be worked out prior to the final design stage, particularly concerning the maintenance and alignment of master drainage plan facilities, but the District would recommend approval of SP00265A1 as amended by submittals to the District regarding drainage facilities. The Specific Plan should be conditioned so that changes to the master drainage plan would supersede land use assumptions made in the document.

Questions regarding this matter may be referred to Henry Olivo of this office at 909.955.1214.

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 26047 is a proposal to develop 0.74-acres into a commercial office center in the Southwest area. The site is located South of Auld Road, West of Sky Canyon Drive and East of Winchester Road.

The proposed project is portion of the previously reviewed Pre Application Review (PAR) 750.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

The site is just outside of a FEMA Flood Zone A, and receives minimal offsite runoff. There will be mitigation measures required for increased runoff and water quality. These mitigation measures will likely impact the amount of developable area. Since there is a lack of downstream infrastructure these measure will need to be shallow, free draining and integrated into the landscape.

There are no District maintained facilities, either existing or proposed, associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies including the preliminary and final Water Quality Management Plan (WQMP). No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

A portion of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - IF HUMAN REMAINS FOUND

RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

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

as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner 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. 1 SP - GEO02341 INEFFECT

County Geologic Report (GEO) No. 2341, submitted for this case (SP00256A1 & TR36546) was prepared by GeoSoils, Inc. and is entitled: "Updated Preliminary Geotechnical Investigation and Utility Crossings Evaluation, Former Parcel Map 30595, French Valley, Murrieta Area, Riverside County, California", dated August 27, 2013.

GEO02341 concluded:

1. There are no known active faults crossing the site.
2. The potential for surface fault rupture is considered negligible.
3. The potential for liquefaction and associated seismically-induced settlement is considered low in the areas proposed for development at the site.
4. Seiches and tsunamis are considered negligible.
5. Areal subsidence in the site area is considered unlikely.
6. The slopes adjacent to the existing Tocalota Creek channel are considered prone to surficial slope failures caused by erosion at the toe of slope. Indications of deep-seated landsliding or significant slope creep were not observed.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO02341 (cont.)

INEFFECT

7.The possibility of localized surficial instability exists on natural slopes which descend to the property along the eastern side of the site.

8.Due to the nature of the granitic terrain, localized blasting may be anticipated throughout the site to achieve proposed cut depths as well as street/roadway undercuts for utility construction in the future, or for foundations.

9.Isolated "floaters" or corestones should be anticipated.

10.Due to the nature of some of the onsite materials, some caving and sloughing may be anticipated to be a factor in all subsurface excavations and trenching.

11.Care must be taken during grading near the existing water lines and gas pipeline.

12.Bedrock throughout the site should be generally rippable to the depths proposed; however, the possibility of blasting cannot be completely ruled out.

GEO02341 recommended:

1.All undocumented artificial fill, colluviums, alluvium and weathered bedrock should be removed to competent bedrock materials (i.e., greater than or equal to 85 percent saturation, and/or greater than or equal to 105 pcf for in-place native materials).

2.Where natural slopes and/or existing drainages intersect proposed development areas, mitigation in the form of debris catchment devices (i.e., setbacks, catchment basins, debris fences, debris walls, etc.) are recommended.

3.Current local and state/federal safety ordinances for subsurface trenching and other excavations should be implemented. All excavations should be performed in accordance with CAL-OSHA standards.

4.Remedial removals should not come any closer than 5 feet (vertical and lateral) from the existing gas pipeline.

5.The engineer should evaluate if proper burial depths are maintained for the existing gas mains onsite.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10. PLANNING. 1 SP - GEO02341 (cont.) (cont.)

INEFFECT

6. The engineer should evaluate if proper burial depths are maintained for the existing water lines onsite.

7. The civil engineer should consider the use of a load transfer slab (protective slab) to span the gas and water mains and support the overlying utility crossings.

8. Proposed vehicle, improvement, and soil loading over the existing gas and water mains should be evaluated by the design civil engineer with respect to tolerable utility defections and potential for associated pipeline rupture.

9. Only lightweight equipment should be allowed over the gas and water mains during grading.

GEO No. 2341 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2341 is hereby accepted for Planning purposes. Engineering and other Uniform 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 City upon application for grading and/or building permits.

10. PLANNING. 2 USE - UNANTICIPATED RESOURCES

RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to

PLOT PLAN: TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 2                   USE - UNANTICIPATED RESOURCES (cont.)                   RECOMMND

convene the meeting.

3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 2                   SP - MAINTAIN AREAS & PHASES                   INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 3                   SP - NO P.A. DENSITY TRANSFER                   INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 4                   SP - COMPATIBILITY ZONES B1/C                   INEFFECT

Any implementing project of the Specific Plan within Compatibility Zones B1 and/or C that is ten acres or larger



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 4 SP - COMPATIBILITY ZONES B1/C (cont.) INEFFECT

in area shall comply with the applicable open area requirements for the Compatibility Zone that the project may be located within pursuant to Countywide Policy 4.2.4, or shall demonstrate that ALUCP open area requirements for that Compatibility Zone have been satisfied at the Specific Plan level.

10.PLANNING. 5 SP - DENSITY REQUIREMENTS INEFFECT

Any implementing residential project of the Specific Plan shall comply with the applicable residential density requirements for the applicable zone and shall calculate density based on the net area of the project as allowed by French Valley Airport Land Use Compatibility Plan, Additional Compatibility Policy 2.2 and Countywide Policy 4.2.4.

10.PLANNING. 6 SP - PROJ PA STANDARDS RECOMMND

This implementing project is within Planning Area 10 of the SPECIFIC PLAN BOREL AIRPORT. Accordingly, this project is subject to these development standards:

1. Entry monumentation shall be in substantial conformance to the design guidelines of Planning Area 10 of the Specific Plan, as shown in Section IV: Landscape Design Guidelines.
4. Roadway landscaping along Auld Road and Sky Canyon Drive and shall be in substantial conformance to the design guidelines of Planning Area 10 of the Specific Plan as shown in Section IV: Landscape Design Guidelines.
5. Commercial buildings must conform substantially to the design guidelines as shown in Section IV: Architectural Design Guidelines of the SPECIFIC PLAN.

10.PLANNING. 7 SP - PROJ M/M PROGRAM (GENERA RECOMMND

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 8 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. 9 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 10 USE- COLORS & MATERIALS RECOMMND

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

10.PLANNING. 12 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 12:00 a.m., Monday through Sunday.

10.PLANNING. 13 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), professional business office 1space/200 sq.ft of net leasable floor area.

10.PLANNING. 14 USE- LIMIT ON SIGNAGE RECOMMND

Signage is not a part of this approval. When signage is submitted it shall be subject to approval by the Planning Department pursuant to the requirements of Specific Plan No. 265A1 Design Guidelines for signage in commercial areas.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 15 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 19 USE - LANDSCAPE SPECIES RECOMMND

Drought tolerant and native plant species shall be preferred over non-drought tolerant and non-native species. However, the quantity and extent of those species shall depend on the project's climatic zones. Alternative types of low volume irrigation are encouraged to be used in order to conserve water.

10.PLANNING. 20 USE\*- LANDSCAPE SCREENING DRAFT

Landscape screening located from \_\_\_ to \_\_\_ shall be designed to be opaque up to a minimum height of six (6) feet at maturity except that planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within 10 feet of driveways, alleys, or street intersections.

10.PLANNING. 23 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. 26 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 with the County of Riverside . Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 29 USE - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 31 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. 32 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. 38 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. 40 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

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

10.PLANNING. 42 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.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 44 USE - GEO02508

RECOMMND

County Geologic Report GEO No. 2508, submitted for project PP26047, APN 953-030-005, was prepared by GeoSoils, Inc. and is entitled; "Preliminary Geotechnical Evaluation and Infiltration Testing, Proposed Office Building, APN 953-030-005, French Valley Area, Riverside County, California," dated April 22, 2008.  
GEO No. 2508 concluded:

1. There are no active faults crossing the site and the site is not within a Fault-Rupture Hazard Zone.
2. The liquefaction potential is expected to be low.
3. The potential for subsidence is considered low.
4. The site is situated away from any slopes and indications of mass wasting phenomena on the site were not observed.
5. The potential for seismically-induced landsliding is considered low to nil.
6. Some densification of the adjoining un-mitigated site(s) may influence improvements at the perimeter of the site. Special setbacks and/or foundations may be utilized if significant structures are placed near the perimeter of the site.

GEO No. 2508 recommended:

1. The near surface soils are recommended to be removed, moisture conditioned, reworked and placed at a minimum relative compaction of 90 percent.
  2. A setback of two times the mitigation depth (near surface soils removal) at the perimeter of the site or approximately 5 to 1- feet should be made for all significant buildings or improvements.
- GEO No. 2508 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2508 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. 45 USE - PDP01539 ACCEPTED

RECOMMND

County Paleontological Report (PDP) No. 1539, submitted for this case (PP26047), was prepared by LSA Associates, Inc.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 45 USE - PDP01539 ACCEPTED (cont.)

RECOMMND

and is entitled: "Paleontological Resource Assessment, Sky Canyon Parcel, French Valley, Riverside County, CA", dated February 28, 2008.

PDP01539 concluded:

The presence of sediments suitable to contain paleontological resources and the positive results of the literature review and field survey reinforce the high potential for encountering significant nonrenewable vertebrate fossils during construction excavation.

PDP01539 recommended:

The results of the literature review and the field survey indicated that LSA, in accordance with the recommendations of Riverside County, should develop a PRIMP for the excavation phase of the project.

PDP01539 satisfies the requirement for a Paleontological Resource Assessment for CEQA purposes. PDP01539 is hereby accepted for PP26047. A PRIMP shall be required prior to issuance of any grading permit for this project.

10.PLANNING. 46 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 47 USE - ALUC CONDITIONS

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 47 USE - ALUC CONDITIONS (cont.)

RECOMMND

2.The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

3.Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such easement has been previously conveyed. Contact the Riverside County Economic Development Agency - Aviation Division at (951) 955-9722 for additional information.

4.The attached notice shall be provided to all prospective purchasers of the property and future tenants of the building.

5.The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.PLANNING. 47 USE - ALUC CONDITIONS (cont.) (cont.) RECOMMND

of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.

6. No detention basins are shown on the site plan. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.

7.The proposed structure shall not exceed a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,339 feet above mean sea level.

8.Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

TRANS DEPARTMENT

10.TRANS. 1 GEN - SP LANDSCAPING PLANS INEFFECT

All landscaping plans shall be prepared in accordance with Ordinance No. 859.2 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12. In the event conflict arises between Ordinance No. 859.2 and the SPECIFIC PLAN, then the requirements of Ordinance No. 859.2 (or whatever the current water conservation Ordinance is most current) shall prevail.

10.TRANS. 2 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



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO (ORD 461) (cont.) RECOMMND

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. 3 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 4 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.TRANS. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

WASTE DEPARTMENT

10.WASTE. 1 BP - HAZARDOUS MATERIALS RECOMMND

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

10.WASTE. 2 BP - AB 341 RECOMMND

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.WASTE. 2

BP - AB 341 (cont.)

RECOMMND

from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:  
[www.rivcown.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcown.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

10.WASTE. 3

BP - AB 1826

RECOMMND

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

10.WASTE. 4

BP - LANDSCAPE PRACTICES

RECOMMND

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

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

09/05/17  
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Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

10. GENERAL CONDITIONS

10.WASTE. 4 BP - LANDSCAPE PRACTICES (cont.)

RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCS 90 DAYS

INEFFECT

Within 90 days of the adoption of the project by the Board of Supervisors and prior to closing the DBF accounts for the project, Four (4) hard copies and Fifteen (15) copies on CD of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

One hard copy to the Planning Counter Services Division,

One hard copy to the Planning Department Library,

One hard copy to the Desert Office,

One hard copy to the Planning Department Project Manager,

Digital versions (CD) to the following:

Building and Safety Department 1 copy

Department of Environmental Health 1 copy

Fire Department 1 copy

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2            SP - SUBMIT FINAL DOCS 90 DAYS (cont.)            INEFFECT

Flood Control and Water Conservation District 1 copy

Transportation Department 1 copy

Executive Office - CSA Administrator 1 copy

Clerk of the Board of Supervisors 1 copy

Any park provider if not the CSA 1 copy

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

20.PLANNING. 5            USE - EXPIRATION DATE-USE CASE            RECOMMND

This approval shall be used within eight (8) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use.

The Planning Director, at his/her, discretion, may grant additional years beyond the eight (8) years stated above. Should the years be granted and the completion of construction and the actual occupancy of existing buildings or land under the terms of the authorized use not occur, the approval shall become null and void and of no effect whatsoever.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1            ENVIRONMENTAL CLEANUP PROGRAM            DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to SP 265 A1, the applicant shall submit to the Department of Environmental Health (DEH), Environmental Cleanup Programs (ECP) for review and approval an original copy of an Environmental Site Assessment Phase 1 study (ESA Phase

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM (cont.) DEFERRED

1). Applicable review fees shall be required.

Prior to the Issuance of any Grading Permit, an Environmental Site Assessment Phase 2 study shall be submitted to ECP for review and approval if the information provided in the ESA Phase 1 study indicates the requirement. Applicable review fees shall be required.

For further information, please contact ECP at (951) 955-8982.

30.E HEALTH. 2 INDUSTRIAL HYGIENE DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to the approval of any Planning Case project subject to SP 265, the applicant shall submit to the Department of Environmental Health (DEH), Office of Industrial Hygiene for review and approval an original copy of a noise study. Applicable review fees shall be required.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2.The project paleontologist retained shall review the

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.)

NOTAPPLY

Approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - PALEO PRIMP & MONITOR (cont.) (cont.) NOTAPPLY

Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

30.PLANNING. 2 SP - PALEO MONITORING REPORT NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO 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



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - PALEO MONITORING REPORT (cont.) NOTAPPLY

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

30.PLANNING. 3 SP - M/M PROGRAM (GENERAL) MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

30.PLANNING. 4 SP - NON-IMPLEMENTING MAPS NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5                    SP - DURATION OF SP VALIDITY                    NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN, after which time the Board may elect to begin revocation hearings for the Specific Plan. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. This shall be defined as eighty percent (80%) of the maximum square footage of building space (or 2,000,000 square feet) thereby setting 1,600,000 square feet as the 80% milestone allowed by the SPECIFIC PLAN. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 7                    SP - PROJECT LOCATION EXHIBIT                    MET

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. [The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.]

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

30.PLANNING. 8                    SP - ACOUSTICAL STUDY REQD                    NOTAPPLY

Prior to the approval of any implementing project within planning areas 1-17 of the SPECIFIC PLAN (i.e.: tract map,

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP - ACOUSTICAL STUDY REQD (cont.) NOTAPPLY

parcel map, use permit, plot plan, etc.) the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygiene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 9 SP - AIR QUALITY STUDY REQD NOTAPPLY

Prior to the approval of any implementing project within planning areas 1-17 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.) The following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an air quality study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 10 SP - ARCHAEO STUDY REQD MET

Prior to the approval of any implementing project within planning areas 1-23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

PLOT PLAN: TRANSMITTED Case #: PF26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 10            SP - ARCHAEO STUDY REQD (cont.)            MET

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11            SP - BIOLOGICAL STUDY REQD            MET

Prior to the approval of any implementing project within planning areas 1-23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 12            SP - ADDENDUM EIR            INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - ADDENDUM EIR (cont.)

INEFFECT

relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

30.PLANNING. 13 SP - EA REQUIRED

INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 14 SP - SUPPLEMENT TO EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14                    SP - SUPPLEMENT TO EIR (cont.)                    INEFFECT

the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

30.PLANNING. 15                    SP - SUBSEQUENT EIR                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a significant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

30.PLANNING. 16                    SP - COMPLETE CASE APPROVALS                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16                    SP - COMPLETE CASE APPROVALS (cont.)                    INEFFECT

plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, respectively. This condition may not be DEFERRED."

30.PLANNING. 17                    SP - AMENDMENT REQUIRED                    INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

1. The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PARK AGENCY REQUIRED

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other development application, all portions of this implementing project not currently within the boundaries of Valley Wide Parks and Recreation District and County Service Area No. 143, shall be annexed into Valley Wide Parks and Recreation District and County Service Area 143 or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 143 is unwilling or unable to annex the property in question."

30.PLANNING. 19 SP - AG/DAIRY NOTIFICATION

INEFFECT

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 20 SP - PA PROCEDURES

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - PA PROCEDURES (cont.)

INEFFECT

division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

09/05/17  
13:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

PLOT PLAN: TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 21 SP - COMMON AREA MAINTENANCE (cont.)

INEFFECT

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 1 through 23."

30. PLANNING. 22 SP - CC&R RES PUB COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project (i.e. tract map or parcel map), the following condition shall be applied to the land division PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a public organization:

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

2. A signed and notarized declaration of covenants, conditions and restrictions;

3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP - CC&R RES PUB COMMON AREA (cont.)

INEFFECT

4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A' attached hereto.

Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded

PLOT PLAN: TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30. PLANNING. 22 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30. PLANNING. 23 SP - CC&R RES PRI COMMON AREA INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.)

INEFFECT

purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, c) provide for ownership of the common area by either the property owners' association or the owners of each individual lot or unit as tenants in common, and (d) contain the following provisions verbatim:

"Notwithstanding, any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '\_\_\_', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest.

The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area' and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) INEFFECT

maintenance of the 'common area' established pursuant to this Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

30.PLANNING. 24 SP - ARCHAEO M/M PROGRAM NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 26 SP - GENERIC M/M PROGRAM INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - GENERIC M/M PROGRAM (cont.)

INEFFECT

substantially complied with." .

30.PLANNING. 27 SP - F&G CLEARANCE

INEFFECT

Prior to the approval of any implementing project within planning areas 18, 19 and 20 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 28 SP - ACOE CLEARANCE

INEFFECT

Prior to the approval of any implementing project within planning areas 18, 19 and 20 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 29 SP\*- SKR FEE CONDITION

DEFERRED

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be [ ] acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 30 SP - ENTRY MONUMENTATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit S.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Areas 4,6,7,9,10,12,14,15,16 and 17 of the SPECIFIC PLAN, as shown in Section IV: Landscape Design Guidelines."



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist and paleontologist were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 33 SP - GEO STUDY REQUIRED INEFFECT

Prior to the approval of any implementing project within planning areas 1 through 23 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34

SP - ARCHAEOLOGIST RETAINED

NOTAPPLY

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

30.PLANNING. 35

SP - IF HUMAN REMAINS FOUND

INEFFECT

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35            SP - IF HUMAN REMAINS FOUND (cont.)            INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

30.PLANNING. 36            SP - ALUC REVIEW            INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

1.Prior to approval of any non-residential or residential entitlement project, each project shall be transmitted to ALUC for preliminary review and determination whether submittal for ALUC review is required.

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT RECOMMND

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

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

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

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,

09/05/17  
13:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 52

PLOT PLAN: TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

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

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

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

EPD DEPARTMENT

60.EPD. 1 - 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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 NESTING BIRD SURVEY (cont.)

RECOMMND

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 4 USE WARM SPRINGS VALLEY ADP

RECOMMND

The County Board of Supervisors has adopted the Murrieta Creek/Warm Springs Valley 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.

PP 26047 is located within the limits of the Murrieta Creek/Warm Springs Valley 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 0.71 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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 4 USE WARM SPRINGS VALLEY ADP (cont.) RECOMMND

report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 3 PRJ- SP GENERAL M/M PROGRAM RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in EIR No. 540 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

This condition implements condition 30.PLANNING.26 of the SPECIFIC PLAN.

60.PLANNING. 6 PRJ- SP SKR FEE CONDITION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 0.71 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 PRJ- SP SKR FEE CONDITION (cont.) RECOMMND

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."

This condition implements 30.PLANNING.29 of the SPECIFIC PLAN.

60.PLANNING. 15 USE- FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No.26047 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 - PRIOR TO ROAD CONSTRUCT RECOMMND

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

60.TRANS. 2 USE - 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.8.

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

60.TRANS. 3 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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - SUBMIT GRADING PLAN (cont.) RECOMMND

one condition of approval prior to the issuance of a grading permit.

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 4 USE - FINAL WQMP RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R9-2010-0016 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: [www.rcflood.org/npdes](http://www.rcflood.org/npdes). The project is located in the Santa Margarita watershed. For any questions, please contact (951) 712-5494.

60.TRANS. 5 USE - WQMP ACCESS MAINT ESMNT RECOMMND

Prior to issuance of a grading permit, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

80. PRIOR TO BLDG PRMT ISSUANCE

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

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 - NOISE STUDY RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

EPD DEPARTMENT

80.EPD. 1 PPA - 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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

FIRE DEPARTMENT

80.FIRE. 1 USE\*-#51-WATER CERTIFICATION RECOMMND

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

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 4 USE WARM SPRINGS VALLEY ADP RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT' ISSUANCE

80.FLOOD RI. 4 USE WARM SPRINGS VALLEY ADP (cont.) RECOMMND

PP 26047 is located within the limits of the Murrieta Creek/Warm Springs Valley 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 0.71 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. 2 PRJ- SCHOOL MITIGATION RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Temecula Valley Unified School District shall be mitigated in accordance with state law."

This condition implements condition 30.PLANNING.32 of the SPECIFIC PLAN.

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval and pursuant to Specific Plan No. 265A1 Section VI

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13:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 62

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING (cont.) RECOMMND

Architectural and Landscape Design Guidelines.

80.PLANNING. 11 USE - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. The performance security shall be released one year after structural final and the inspection report provides the plantings have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.

80.PLANNING. 15 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. 21 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. 22 USE - PRKNG/LNDSCPNG PLN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department.

The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.

The irrigation plan shall include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No.26047 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.

80.PLANNING. 25 USE - AVIGATION EASEMENT

RECOMMND

Prior to issuance of building permits, the landowner shall convey an avigation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such easement has been previously conveyed. Contact the Riverside County Economic Development Agency - Aviation Division at (951) 955-9722 for additional information.

80.PLANNING. 26 USE - AIRCRAFT NOISE

RECOMMND

Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1

RECOMMND

Sufficient public street right-of-way along Sky Canyon Road shall be conveyed for public use to provide for a 39 foot half-width right-of-way per Standard No. 111, Ordinance 461.

80.TRANS. 2 USE - CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

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



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

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

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 along Auld Road and Sky Canyon Road.
- (2) Streetlights on both streets.
- (3) Street sweeping.

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

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

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate streetlight plan is required for this project. Street 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 - LANDSCAPING W/I ROW RECOMMND

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

Landscaping plans shall be designed within Auld Road and Sky Canyon Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - LANDSCAPING W/I ROW (cont.) RECOMMND

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 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. 8 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;

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 8

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

- 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.

80.TRANS. 9

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 9 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.TRANS. 11 USE- IMPLEMENT WQMP RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

80.TRANS. 12 USE - ESTBLH WQMP MAINT ENTITY RECOMMND

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

WASTE DEPARTMENT

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

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

80. PRIOR TO BLDG PRMT ISSUANCE

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

and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

80.WASTE. 2 BP - RECYCLNG COLLECTION PLAN RECOMMND

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/farade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

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

1.Sub-grade inspection prior to base placement.

2.Base inspection prior to paving.

3.Precise grade inspection of entire permit area.

a.Inspection of Final Paving

b.Precise Grade Inspection

c.Inspection of completed onsite storm drain facilities

d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

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

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

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

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

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

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

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

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 . PC-#45-FIRE LANES

RECOMMND

Applicant/developer shall prepare a site plan designating required fire lanes with appropriate lane paintings and/or signs. Plans must be submitted to the Fire Department for review and approval. contact Fire Department for guideline handout)

90.FIRE. 2 PC\*-#27-EXTINGUISHERS

RECOMMND

Install portable fire extinguishers (in office area) with a minimum rating of 2A-10BC not less than 1 extinguisher for each 3000 square feet, fire extinguishers shall not exceed 75' travel distance and signs shall be posted above all extinguishers to indicate there locations. Extinguishers shall be mounted measuring from the top of the extinguisher to finish floor a minimum of 3' and maximum of 5'. Extinguishers located in public areas shall be in a recessed fire extinguisher cabinet(s) mounted 48" to center of cabinet(s) above finished floor level with maximum 4" projection from the wall. (extinguishers must have current CSFM service tag affixed, contact Fire Department for placement of extinguishers prior to installation)

PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of sixteen (16) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE- ACCESSIBLE PARKING

RECOMMND

A minimum of one(1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE- ACCESSIBLE PARKING (cont.) RECOMMND

from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

90.PLANNING. 10 USE- INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 6 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 void with respect to that utility.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

90.PLANNING. 13 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. 14 USE- WALL/BERM REQUIRED RECOMMND

A wall plan shall be submitted prior to the issuances of building permits and shall be designed in accordance with the Design Guidelines of Specific Plan No. 265A1

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 16 USE- TRASH ENCLOSURES RECOMMND

One(1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view and shall be in conformance with Specific Plan No. 265A1 Design Guidelines as they pertain to trash enclosures in commercial areas. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE- TRASH ENCLOSURES (cont.) RECOMMND

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. 18 USE - COMPLY W/ LANDSCAPE PLAN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

Irrigation, and Shading Plans and be in a condition acceptable to The and Mangement Agency - Land Use Division. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

90.PLANNING. 19 USE - CERTIFY LANDSCAPE COMPLY RECOMMND

The permit holder's landscape architect or other state licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least thre (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever occurs first.

90.PLANNING. 21 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 22 USE- WALL & FENCE LOCATIONS RECOMMND

Wall locations shall be in conformance with the approved wall plan.

90.PLANNING. 29 USE- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of

PLOT PLAN: TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE- ORD 810 O S FEE (2) (cont.)

RECOMMND

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. 26047 is calculated to be 0.71 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. 30 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. 26047 has been calculated to be 0.71 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.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 31 USE- DAM INUDATION DISCLOSURE RECOMMND

Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that property deeds include a disclosure about the Project site's location within a dam inundation hazard area with reference to Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-256)" and informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Skinner Dam.

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, 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.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

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

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

Auld Road along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and the road shall be improved with 6" concrete curb and gutter located 32 feet from centerline to curb line and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 44 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/44') (Modified for reduced right-of-way from 50' to 44'.)

NOTES: 1. A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 12' parkway.

2. Driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461.

90.TRANS. 5 MAP - PART-WIDTH RECOMMND

Sky Canyon Road along project boundary is a paved County maintained road designated INDUSTRIAL COLLECTOR STREET, and said road shall be improved with 6" concrete curb and gutter (project side), 46 feet part-width AC pavement (28' on the project side and 18' on opposite side of the centerline), and must match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Director of Transportation within the 60' part-width dedicated right-of-way at a minimum (39' on the project side and 21' on the other side of the centerline) in accordance with County Standard No. 111, Ordinance 461.

NOTES: 1. A 6' concrete sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 11' parkway.

2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - PART-WIDTH (cont.) RECOMMND

- 3. Construct acceleration/deceleration AC pavement lane to the south project boundary for the design speed of 40 mph, per County Standard No. 803, Ordinance 461.

90.TRANS. 6 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. 7 USE - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

NOTE: The project gross/net acreage is 0.71 acres.

90.TRANS. 8 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 along Auld Road and Sky Canyon Road.
- (2) Streetlights on both streets.

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Street sweeping.

90.TRANS. 9 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. 10 USE - LANDSCAPING W/I ROW 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 Auld Road and Sky Canyon Road.

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. 11 USE - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12 USE - LANDSCAPING STANDARDS 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.



PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 12 USE - LANDSCAPING STANDARDS (cont.) RECOMMND

Landscaping will be improved within Auld Road and Sky Canyon Road.

90.TRANS. 13 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. 14 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. 15 USE - LNDSCP INSPCTN RQRMENTS 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

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 USE - LNDSCPE INSPCTN RQRMNTS (cont.) RECOMMND

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. 16 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

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

90.TRANS. 17 USE - WQMP COMPLETION RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

90.TRANS. 18 USE - WQMP REGISTRATION RECOMMND

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

09/05/17  
13:39

Riverside County LIIS  
CONDITIONS OF APPROVAL

Page: 82

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

90. PRIOR TO BLDG FINAL INSPECTION

WASTE DEPARTMENT

90.WASTE. 1 BP - WASTE REPORTING FORM

RECOMMND

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

90.WASTE. 2 BP - RECYCLNG COLLECTION AREA

RECOMMND

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - Park Plans req PA22(1)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 10th Building Permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

09/05/17  
13:39

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 83

PLOT PLAN:TRANSMITTED Case #: PP26047

Parcel: 963-030-005

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 2            SP - PARK CONST PA22(1)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 50th building permit for Planning Area 17, the park and open space plans for the northern portion of Planning Area 22 (north of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

100.PLANNING. 3            SP - PARK PLANS REQ PA22(2)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 89th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be submitted for review by Planning and Valley Wide Parks and Recreation as set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the Valley Wide or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4            SP - PARK CONST PA22(2)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 179th Residential Building Permit for the SPECIFIC PLAN, the park and open space plans for the southern portion of Planning Area 22 (south of Calistoga Drive/Promontory Parkway) shall be constructed and fully operable.

RECD MAIL  
7-5-16

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

DATE: July 29, 2016

Justice Insurance SVCS. OFFICE BLDG.

TO:

- |   |                                    |                                      |
|---|------------------------------------|--------------------------------------|
| Riv. Co. Transportation Dept.             | P.D. Archaeology Section           | Southern California Edison           |
| Riv. Co. Trans. Dept. – Landscape Section | Riv. Co. Surveyor                  | Southern California Gas Co.          |
| Riv. Co. Environmental Health Dept.       | Riv. Co. Sheriff's Dept.           | Eastern Information Center (UCR)     |
| Riv. Co. Flood Control District           | Riv. Co. Waste Management Dept.    | Temecula Valley Unified School Dist. |
| Riv. Co. Fire Department                  | Riv. Co. ALUC                      | City of Temecula                     |
| Riv. Co. Building & Safety – Grading      | 3rd District Supervisor            | EDA – County Airports                |
| Riv. Co. Building & Safety – Plan Check   | 3rd District Planning Commissioner | EMWD                                 |
| P.D. Environmental Programs Division      | Riverside Transit Agency           |                                      |
| P.D. Geology Section                      | Eastern Municipal Water District   |                                      |

**PLOT PLAN NO. PP26047**– Applicant: Justice Insurance Services – Engineer/Representative: MDMG – Kim Moring – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Community Development: Commercial Retail (CD: CR) – Zoning: Specific Plan (SP 265A1) Borel Airpark Center – Location: Southerly of Auld Road and easterly of Sky Canyon Drive – 0.71 Acres – **REQUEST:** The Plot Plan proposes the construction of a 2,880 sq. ft. single office building housing an insurance company, bail bonds and law offices. A landscape plan was also submitted as a part of this project. APN: 963-030-005 – Related case: N/A **BBID: 854-606-180, UPROJ: PP26047**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on July 14, 2016**. 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 **Deborah Bradford**, Project Planner, at **(951) 955-6646** or email at **dbradfor@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.*

EMWD-yes

AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY



August 11, 2016

**CHAIR**

Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**

Rod Ballance  
Riverside

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Director  
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John Guerin  
Paul Rull

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County Administrative Center  
4080 Lemon St., 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

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

Ms. Deborah Bradford, Project Planner  
County of Riverside Planning Department  
County Administrative Center  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1058FV14  
Related File No.: PP26047 (Plot Plan)  
APN: 963-030-005

Dear Ms. Bradford:

On August 11, 2016, the Riverside County Airport Land Use Commission (ALUC) found Plot Plan No. 26047, a proposal to develop a one-story office building with 2,880 square feet of leasable space on 0.71 acre (Assessor's Parcel Number 963-030-005) located at the southeasterly corner of Auld Road and Sky Canyon Drive within the unincorporated Riverside County community of French Valley, **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), as amended in 2011, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Southwest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

## AIRPORT LAND USE COMMISSION

- (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. Prior to issuance of building permits, the landowner shall convey an aviation easement to the County of Riverside as owner of French Valley Airport or provide evidence that such easement has been previously conveyed. Contact the Riverside County Economic Development Agency – Aviation Division at (951) 955-9722 for additional information.
  4. The attached notice shall be provided to all prospective purchasers of the property and future tenants of the building.
  5. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; children's schools; day care centers; libraries; hospitals; nursing homes and other skilled nursing and care facilities; places of worship or assemblies of people; noise-sensitive outdoor nonresidential uses; and hazards to flight.
  6. No detention basins are shown on the site plan. Any proposed detention basins or facilities shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees that produce seeds, fruits, or berries.
  7. The proposed structure shall not exceed a maximum elevation at top point (including all roof-mounted equipment, if any) of 1,339 feet above mean sea level.
  8. Noise attenuation measures shall be incorporated into the design of the building to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

# AIRPORT LAND USE COMMISSION

Attachment: Notice of Airport in Vicinity  
Aeronautical Study No. 2015-AWP-10451-OE

cc: Melissa Lippert, Justice Insurance Services (applicant/landowner/payee)  
Jim Bach, MDMG (representative)  
Daryl Shippy, Airports Manager, Riverside County EDA – Aviation Division  
ALUC Case File

Y:\AIRPORT CASE FILES\French Valley\ZAP1058FV14\ZAP1058FV14LTR.doc



# **NOTICE OF AIRPORT IN VICINITY**

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

**Legend**

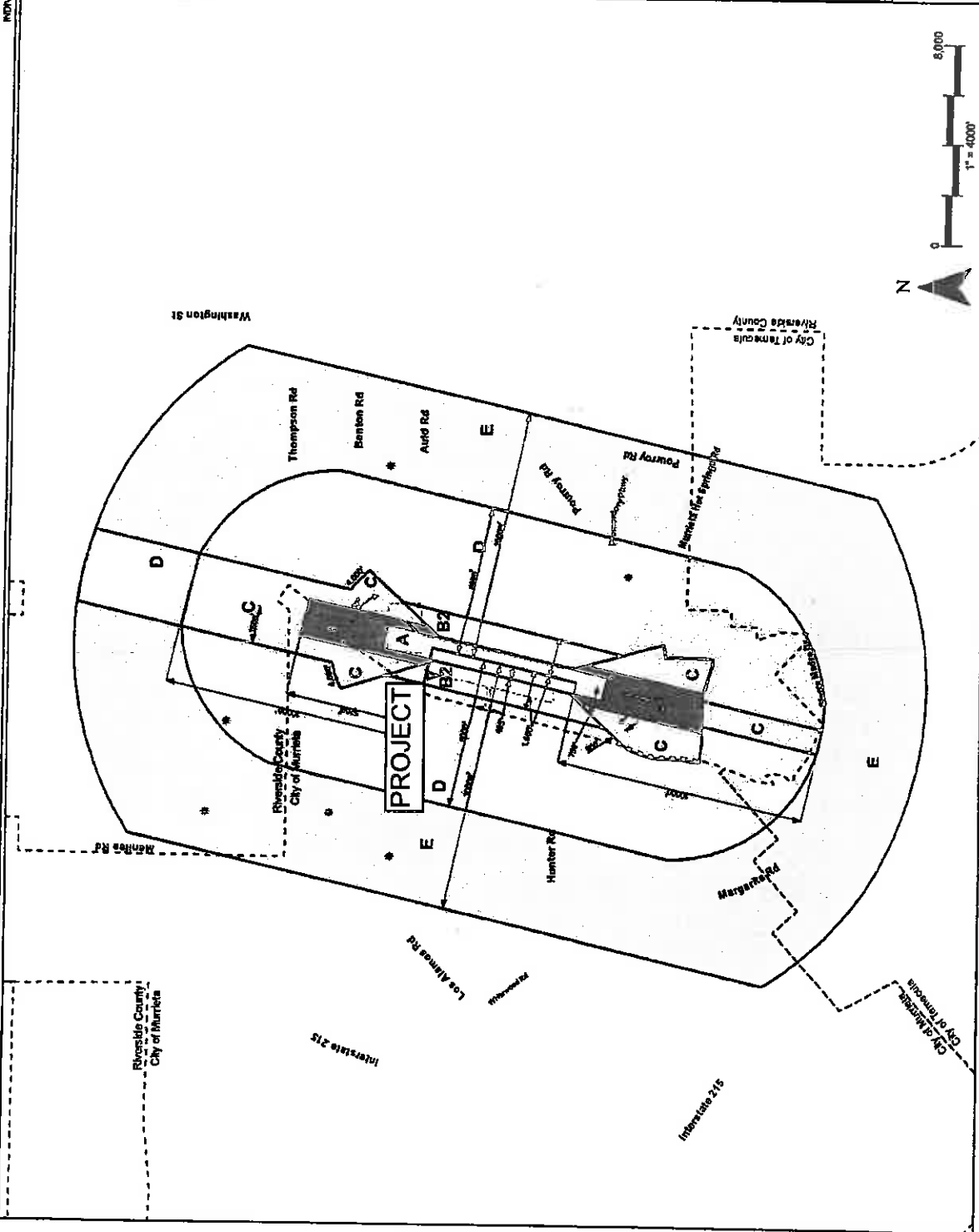
- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C
  - Zone D
  - Zone E
- Boundary Lines**
- Airport Property Line
  - - - City Limits
  - Height Review Overlay Zone

**Note**

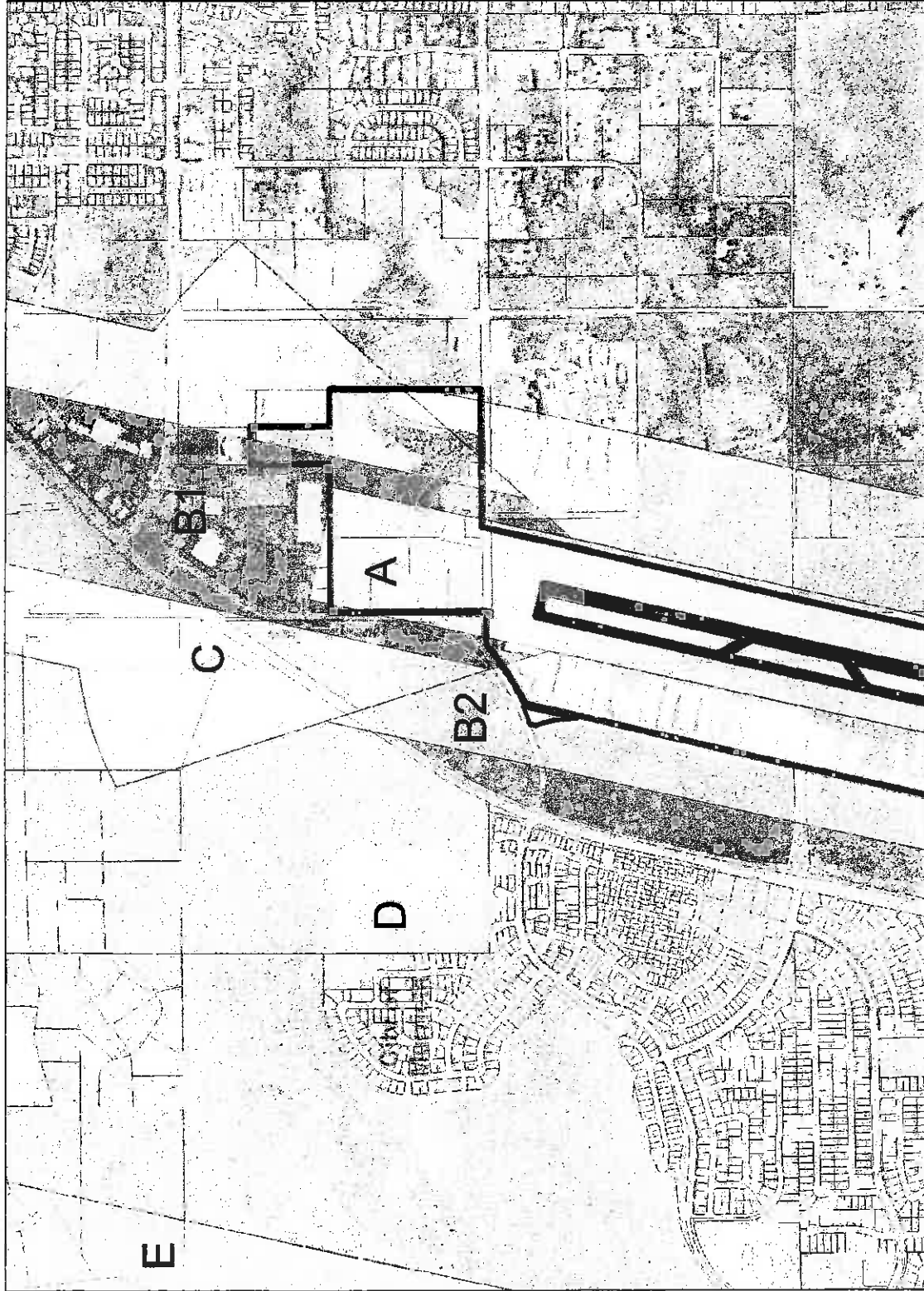
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A of the Countywide Policies and the Additional Compatibility Policies in Section FV.2 of this Plan for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
 Riverside County  
 Airport Land Use Compatibility Plan  
 Policy Document  
 (April 2010)



# My Map



## Legend

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

## Notes

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



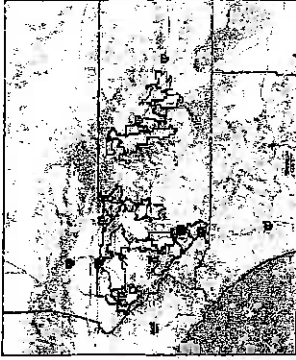
0 1,609 3,219 Feet



REPORT PRINTED ON... 7/7/2016 8:48:21 AM

© Riverside County RCIT GIS

# My Map



## Legend

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



## Notes

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



0 1,207

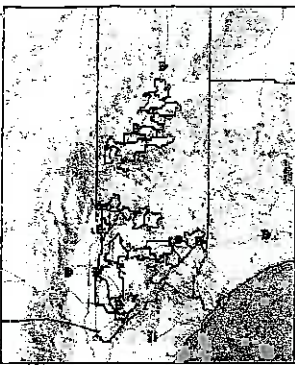
2,414 Feet



REPORT PRINTED ON... 7/7/2016 8:52:07 AM

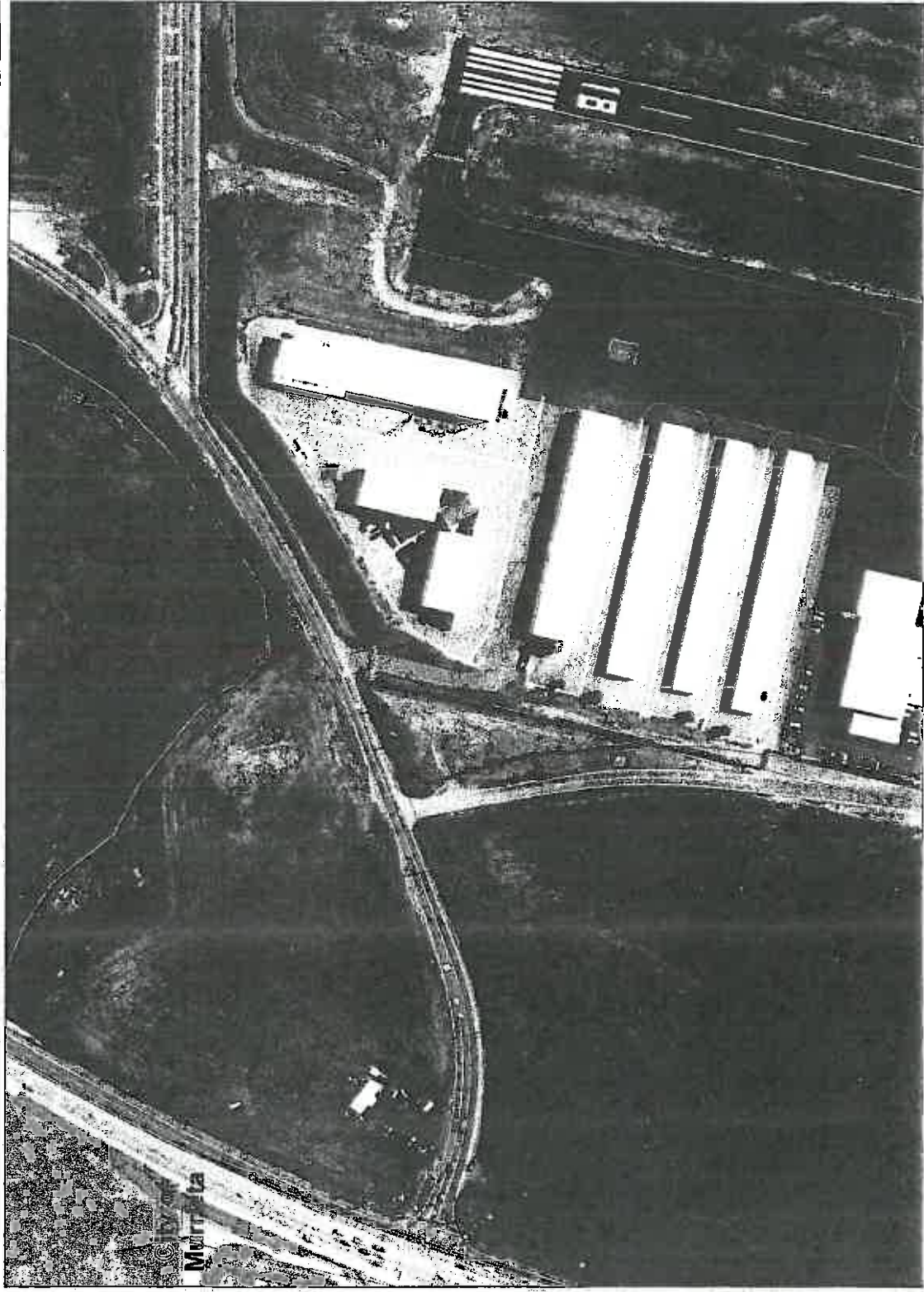
© Riverside County RCIT GIS

# My Map



**Legend**

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



## Notes

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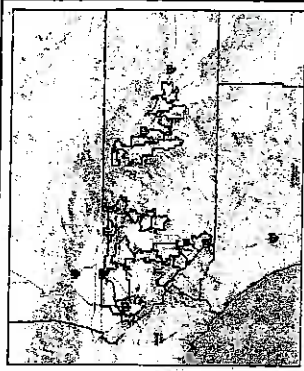
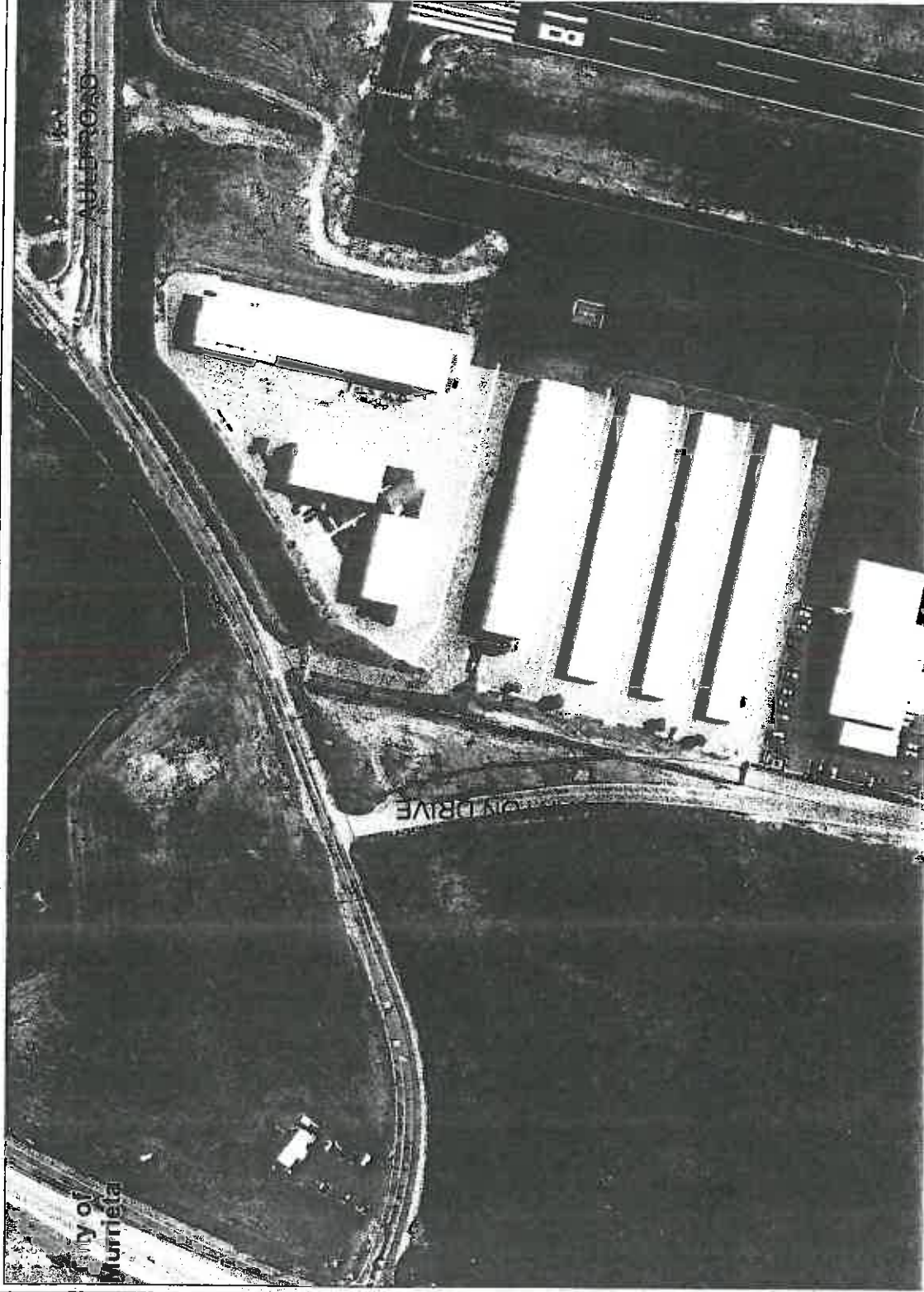
0 302 604 Feet



REPORT PRINTED ON... 7/7/2016 8:53:08 AM

© Riverside County RCIT GIS

# My Map



## Legend

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

## Notes

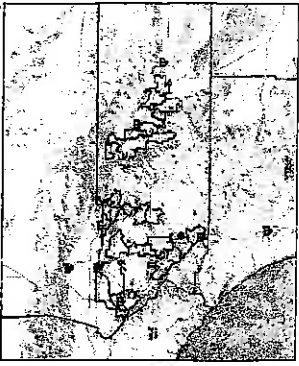
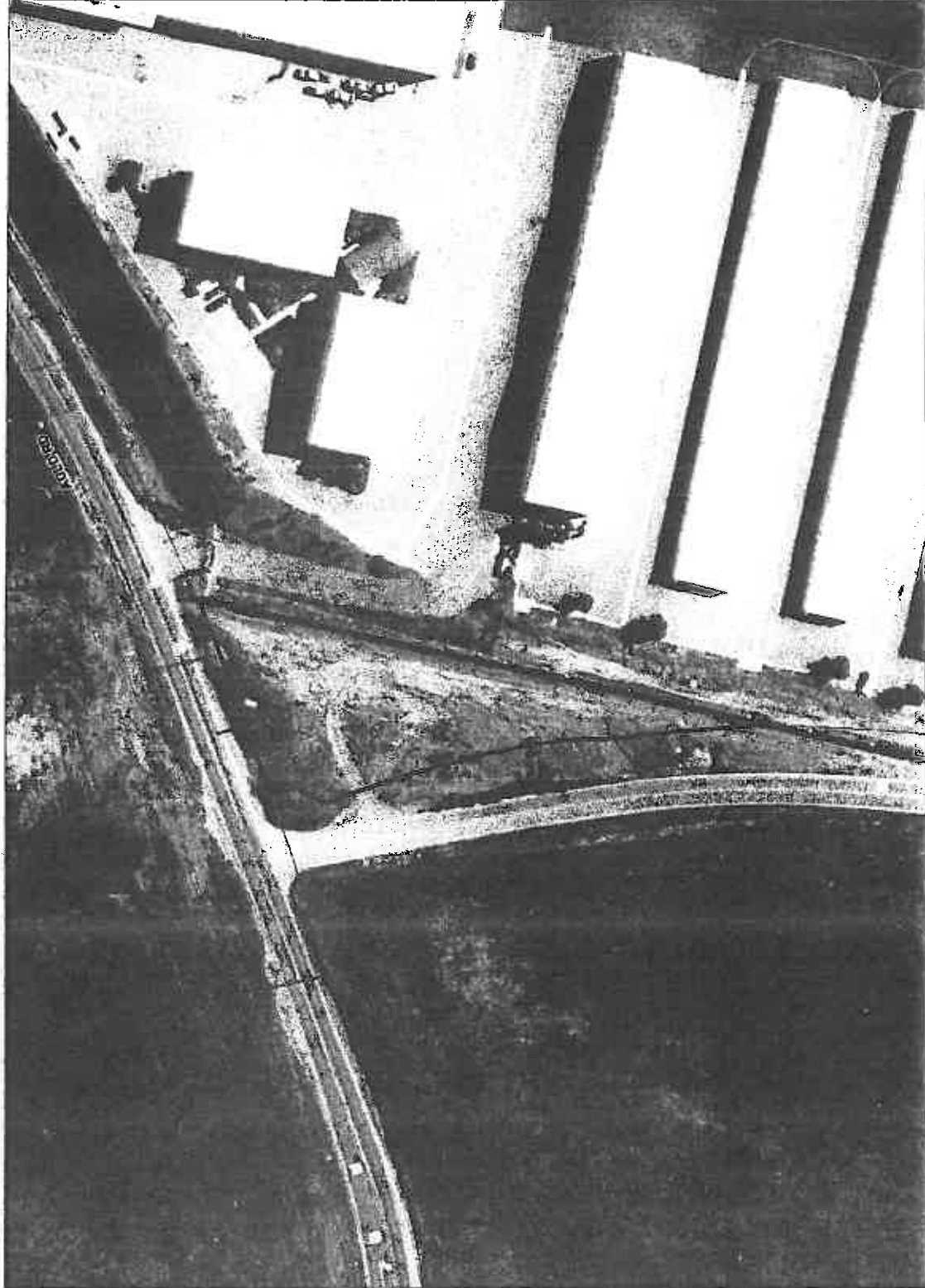
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



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# My Map



## Legend

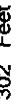
- Display Parcels
- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

## Notes

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0 151 302 Feet

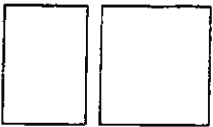


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© Riverside County RCIT GIS







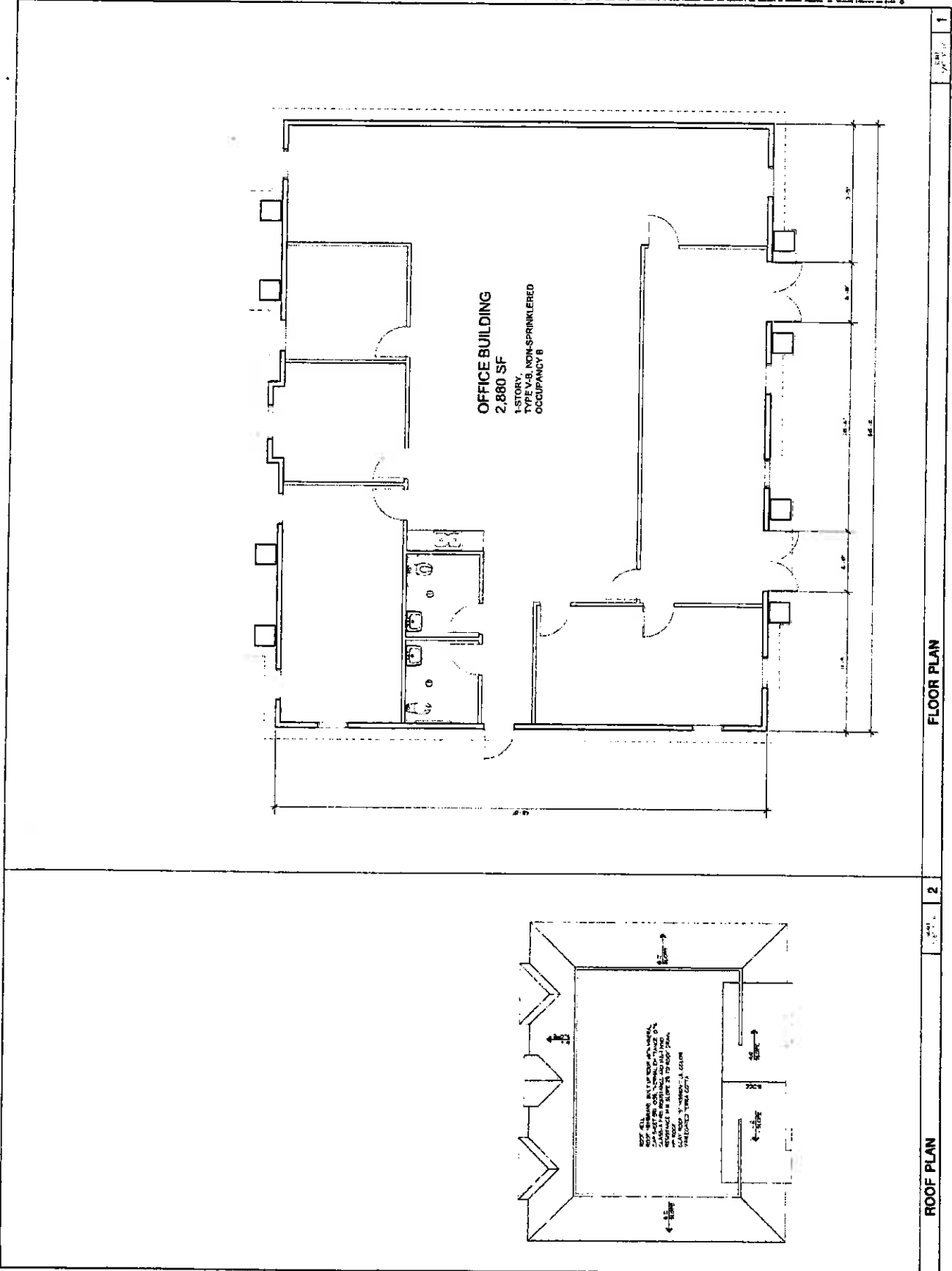
**JUSTICE INSURANCE SERVICES**  
 OFFICE BUILDING  
 9.E.C. SKY CANYON DR. & AULD RD.  
 COUNTY OF RIVERSIDE, CA

**FLOOR AND  
 ROOF PLANS**

PROJECT	
DATE	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	

DATE: APRIL 8, 2008  
 JOB NO. 16-0418  
 SHEET

**A-1**  
 OF SHEETS



1

**FLOOR PLAN**

2

**ROOF PLAN**





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

June 29, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26047)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to [htthomson@rctlma.org](mailto:htthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**PLOT PLAN NO. PP26047-** Applicant: Justice Insurance Services – Engineer/Representative: MDMG –Kim Moring – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Community Development: Commercial Retail (CD: CR)– Zoning: Specific Plan (SP 265A1) Borel Airpark Center– Location: Located southerly of Auld Road and easterly of Sky Canyon Drive – .71 Acres

**REQUEST:** The Plot Plan proposes the construction of a 2,880 square foot single story office building, with 16 parking spaces, 6 bicycle parking spaces and 2 motorcycle parking spaces. A landscape plan was also submitted as a part of this project. APN: 963-030-005 – Related case: N/A **BBID: XXX-XXX-XXX, UPROJ: PP26047**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford [Dbradfor@rctlma.org](mailto:Dbradfor@rctlma.org)  
Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

June 29, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26050)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**PLOT PLAN NO. PP26050** – Applicant: Robert and Nancy Chadwick – Engineer/Representative: Louis W. Flores, P.E. – Third Supervisorial District – San Jacinto Area Plan – Ramona Zoning District – General Plan: Community Development: Medium Density Residential (CD: MDR) – Zoning: Light Agriculture (A-1) – Location: Northernly of Stetson Avenue, southernly of Johnston Avenue, easterly of Cornell Street and westerly of Dartmouth Street – 2.4 Acres –

**REQUEST:** The Plot Plan proposes a Class II Kennel Facility. Two (2) 20' x 100' and one 20' x 70' dog runs will be installed within the interior of the property. Each will be enclosed by 6 foot high chain link fencing. Two 20' x 40' puppy pens are proposed located south of the existing garages. Each will be enclosed by 6 foot high chain link fencing. Five 120 sq. ft. kennels and one 80 sq. ft. kennel are proposed and will be attached to the dog runs and puppy pens. The Kennel Facility will be for the breeding of Golden Retrievers. Breeding stock will be on site and will not exceed 25. Puppies will be available for sale by appointment only. APN: 449-290-013 – Related case: N/A **BBID: XXX-XXX-XXX, UPROJ: PP26050**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford [[dbradfor@rctlma.org](mailto:dbradfor@rctlma.org)]

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

June 29, 2016

Colorado River Indian Tribes (CRIT)  
Amanda Barrera  
Tribal Secretary  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26047)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to [hthompson@rctima.org](mailto:hthompson@rctima.org) or by contacting me at (951) 955-2873.

**Project Description:**

**PLOT PLAN NO. PP26047-** Applicant: Justice Insurance Services - Engineer/Representative: MDMG -Kim Moring - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - General Plan: Community Development: Commercial Retail (CD: CR)- Zoning: Specific Plan (SP 265A1) Borel Airpark Center- Location: Located southerly of Auld Road and easterly of Sky Canyon Drive - .71 Acres

**REQUEST:** The Plot Plan proposes the construction of a 2,880 square foot single story office building, with 16 parking spaces, 6 bicycle parking spaces and 2 motorcycle parking spaces. A landscape plan was also submitted as a part of this project. APN: 963-030-005 - Related case: N/A **BBID: XXX-XXX-XXX, UPROJ: PP26047**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford [Dbradfor@rctima.org](mailto:Dbradfor@rctima.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

---

## PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

June 29, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26047)**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford [Dbradfor@rctlma.org](mailto:Dbradfor@rctlma.org)  
Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

June 29, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26047)**

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**Project Description:**

**PLOT PLAN NO. PP26047-** Applicant: Justice Insurance Services - Engineer/Representative: MDMG -Kim Moring - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - General Plan: Community Development: Commercial Retail (CD: CR)- Zoning: Specific Plan (SP 265A1) Borel Airpark Center- Location: Located southerly of Auld Road and easterly of Sky Canyon Drive - .71 Acres

**REQUEST:** The Plot Plan proposes the construction of a 2,880 square foot single story office building, with 16 parking spaces, 6 bicycle parking spaces and 2 motorcycle parking spaces. A landscape plan was also submitted as a part of this project. APN: 963-030-005 - Related case: N/A **BBID: XXX-XXX-XXX, UPRO: PP26047**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial



# RIVERSIDE COUNTY

---

## PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

June 29, 2016

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26047)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 05, 2016 of receiving this letter to [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting me at (951) 955-2873.

**Project Description:**

**PLOT PLAN NO. PP26047**- Applicant: Justice Insurance Services - Engineer/Representative: MDMG -Kim Moring - Third Supervisorial District - Southwest Area Plan - Rancho California Zoning Area - General Plan: Community Development: Commercial Retail (CD: CR)- Zoning: Specific Plan (SP 265A1) Borel Airpark Center- Location: Located southerly of Auld Road and easterly of Sky Canyon Drive - .71 Acres

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford [dbradfor@rctlma.org](mailto:dbradfor@rctlma.org)

Attachment: Project Vicinity Map  
Project Aerial





# 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: 1-STORY OFFICE BUILDING 48x60

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: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Justice Insurance Services E-Mail: MLIPPERT5@GMAIL.COM

Mailing Address: 30195 AULD ROAD  
Street  
MURRIETA, CA 92563  
City State ZIP

Daytime Phone No: (951) 445-4455 Fax No: (951) 445-4366

Engineer/Representative's Name: MDMG - Kim Moring E-Mail: KJM@MARKHAMDMG.COM

Mailing Address: 41635 Enterprise Circle North, Suite B  
Street  
Temecula, CA 92590  
City State ZIP

Daytime Phone No: (951) 296-3466 ext 219 Fax No: (951) 296-3476

Property Owner's Name: MELISSA LIPPERT E-Mail: MLIPPERT5@GMAIL.COM

Mailing Address: 39865 CALLE MEDUSA  
Street  
TEMECULA, CA 92592  
City State ZIP

Daytime Phone No: (951) 757-6690 Fax No: (951) 445-4366

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

**Kim Moring, Authorized Agent**

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.

**Kim Moring, AUTHORIZED AGENT**

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): 963-030-005

Section: 7 S

Township: 7 S

Range: 2 W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: .71 ACRES

General location (nearby or cross streets): North of \_\_\_\_\_, South of  
**AULD ROAD**, East of **SKY CANYON DRIVE**, West of \_\_\_\_\_

Thomas Brothers map, edition year, page number, and coordinates: 2007, PG 929, A-2

Project Description: (describe the proposed project in detail)  
1-story 48 x 60 office building, housing insurance company,  
law firms and bail bonds. Office hours will be Monday - Friday 8 am - 5 p.m. occasional work  
on weekends.

Related cases filed in conjunction with this application:  
PAR1131

Is there a previous application filed on the same site: Yes  No   
If yes, provide Case No(s). PAR1131 (Parcel Map, Zone Change, etc.)  
E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No   
If yes, indicate the type of report(s) and provide a copy: SEE ATTACHED REPORTS

Is water service available at the project site: Yes  No   
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_  
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No   
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_  
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?  
Estimated amount of cut = cubic yards: 6900 cy

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards N/A

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

Import 0 Export 6900 cy Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
N/A

What is the anticipated route of travel for transport of the soil material?  
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

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

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

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

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

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

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

- Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

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

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

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

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

Name of Applicant: Melissa Lippert  
Address: 39865 Calle Medusa, Temecula, CA 92592  
Phone number: 951 757-6690  
Address of site (street name and number if available, and ZIP Code): 30195 Auld Road, Murrieta, CA  
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) Kim Moring, Agent for Date 6-7-16  
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**

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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) Kim Moring, Agent for 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 <sup>1</sup>		
Project File No.		
Project Name:		
Project Location:		
Project Description:		
Applicant Contact Information:		
<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
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 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 type="checkbox"/>
New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input 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 type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input 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 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 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 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 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 type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>1</sup> Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .	<input type="checkbox"/>	<input type="checkbox"/>
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES" Project requires a project-specific WQMP.		
If <b>all</b> questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

**APPLICATION FOR LAND USE PROJECT**

**Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	JUSTICE INSURANCE SERVICES
<b>Project Location:</b>	AULD AND SKY CANYON RD
<b>Project Description:</b>	FREE STANDING 3-STORY OFFICE BUILDING
<b>Applicant Contact Information:</b>	MELISSA LIPPERT

**Proposed Project Consists of, or includes:** **YES NO**

<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs).</b> 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>



**APPLICATION FOR LAND USE PROJECT**

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermittees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP).  <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf</a>.            The most recent CWA Section 303(d) list can be found at:  <a href="http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml">http://www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml</a>.</p>		
<p><b>DETERMINATION: Circle appropriate determination.</b></p>		
<p>If <b>any</b> question answered "YES" SSMP (also referred to as a WQMP).</p>		
<p>If <b>all</b> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

# APPLICATION FOR LAND USE PROJECT

## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	

Proposed Project Consists of New Construction on a Previously Disturbed and Undisturbed Parcel includes:	YES	NO
Single-family hillside residences that create 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/>	<input type="checkbox"/>
Commercial and Industrial developments of 100,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input type="checkbox"/>
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/>	<input type="checkbox"/>
Home subdivisions with 10 or more housing units.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/>	<input type="checkbox"/>

**DETERMINATION: Circle appropriate determination.**

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**FILING INSTRUCTIONS FOR  
LAND USE APPLICATION**

The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible.

**THE LAND USE PROJECT FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. A copy of a grant deed of each property involved will suffice.
3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided.
4. Thirty-five (35) copies (40 if submitted at the Palm Desert Planning Office) of Exhibit "A" (Site Plan). The exhibit must also include the information described in the applicable application type column of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
5. If any buildings or structures exist and are to remain, or are proposed, a minimum of six (6) copies (9 if submitted at the Palm Desert Planning Office) of building floor plans (Exhibit "C") and elevations (Exhibit "B"). The exhibits shall also include the information described in items 1 through 7 of the Land Use and Development Matrix. All exhibits must be folded no larger than 8½" x 14."
6. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated.
7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph.
8. Digital images of the aerial photograph, Exhibit A (Site Plan), Exhibit B (Building Elevations) & Exhibit C (Building Floor Plans), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)
9. Two (2) completed copies of the Project Specific Preliminary WQMP for the applicable watershed, if required.
10. Deposit-based fees for the applicable application type or types, and Environmental Assessment (EA) deposit-based fee. EA fee required if noted on the Planning Department's Fee Schedule, unless otherwise determined.

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Melissa A. Lippert (“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 963-030-005 (“PROPERTY”); and,

**WHEREAS**, on June 16, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26047 (“PROJECT”); and,

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:  
Melissa Lippert  
39865 Calle Medusa  
Temecula, CA 92592

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

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

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

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

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

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

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

By: Steven Weiss  
Steven Weiss  
Riverside County Planning Director

Dated: 11/2/16

**PROPERTY OWNER:**  
Melissa A. Lippert

By: Melissa A. Lippert  
Melissa A. Lippert

Dated: 10/17/16

FORM APPROVED COUNTY COUNSEL  
BY: Michelle Clack  
MICHELLE CLACK  
DATE 10/26/16



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

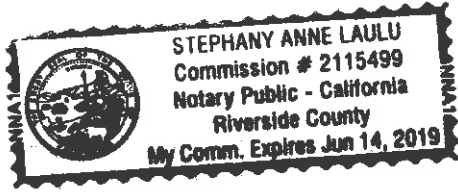
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Riverside  
On October 17, 2014 before me, Stephany Anne Paulu - Notary  
Date Here Insert Name and Title of the Officer  
personally appeared Melissa A. Ruppert  
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.



Signature Stephany Anne Paulu  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

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

Description of Attached Document  
Title or Type of Document: Undeification Agreement Document Date: \_\_\_\_\_  
Number of Pages: 5 Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

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

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

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

**PLOT PLAN NO. PP26047** – Intent to Adopt a Negative Declaration – Applicant: Justice Insurance Services – Engineer/Representative: MDMG – Kim Moring – Third Supervisorial District – Southwest Area Plan – Rancho California Zoning Area – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Specific Plan (SP 265A1) Borel Airpark Center – Location: Southerly of Auld Road and easterly of Sky Canyon Drive – 0.71 Acres – **REQUEST:** The Plot Plan proposes the construction of a 2,880 sq. ft. single story office building, housing an insurance company, bail bonds and law offices.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter  
DATE OF HEARING: **OCTOBER 2, 2017**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
1ST FLOOR, CONFERENCE ROOM 2A  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2017,

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

APN (s) or case numbers PP 26047 For

Company or Individual's Name Planning Department,

Distance buffered 1200'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

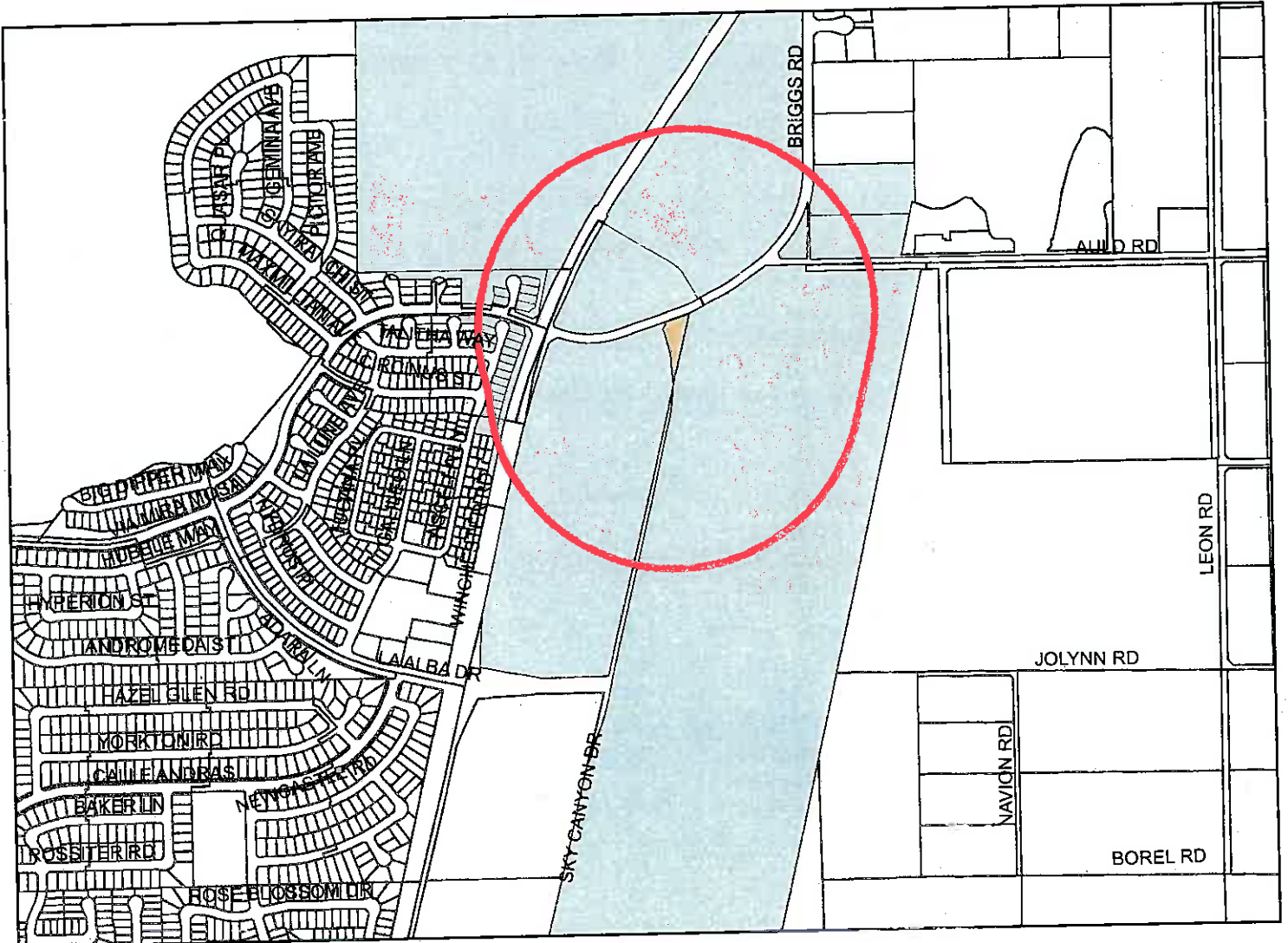
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

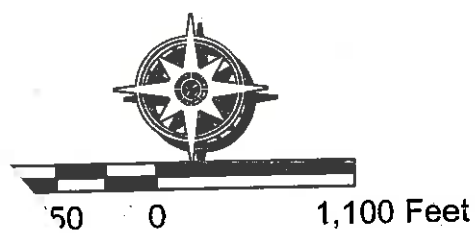
*DB Ford* 7/25/17

**PP26047 ( 1200 feet buffer )**

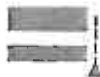


**Selected Parcels**

900-481-005	963-030-006	900-482-007	900-481-006	900-483-005	900-070-004	900-070-005	900-481-025	900-483-010	900-510-092
963-030-010	963-070-039	963-070-042	900-483-006	900-481-013	900-481-007	900-483-009	900-481-010	900-481-011	900-481-003
900-483-007	900-481-002	900-481-016	963-030-005	963-070-033	963-070-051	900-483-008	900-510-090	900-481-012	900-481-004
900-481-020	900-481-014	900-481-001	963-070-031	900-481-015	963-030-004	900-483-004	900-481-009	900-481-008	



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: 900481001, APN: 900481001  
SCOT PAYNE  
37020 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481008, APN: 900481008  
FOROUGH HAKIMZADA, ETAL  
36964 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481002, APN: 900481002  
THERESA DOWNING, ETAL  
37012 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481009, APN: 900481009  
PEIJING YANG, ETAL  
24601 OVERLAND DR  
WEST HILLS CA 91304

ASMT: 900481003, APN: 900481003  
JOHN GARDNER  
37004 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481010, APN: 900481010  
SIMEONA MAY, ETAL  
36948 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481004, APN: 900481004  
BRANDON SHERMAN, ETAL  
36996 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481011, APN: 900481011  
VIRGINIA SCOTT, ETAL  
36940 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481005, APN: 900481005  
AARON NGUYEN  
36998 ASCELLA LN  
MURRIETA CA 92563

ASMT: 900481012, APN: 900481012  
OPERATION HOMEFRONT INC  
1355 CENTRAL PKWY S NO 100  
SAN ANTONIO TX 78232

ASMT: 900481006, APN: 900481006  
CALVIN BROWN  
PSC 559 BOX 6518  
FPO AP 96377

ASMT: 900481013, APN: 900481013  
ADRIANA FIESCO, ETAL  
36929 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481007, APN: 900481007  
DARLA GORDON, ETAL  
36972 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900481014, APN: 900481014  
ANDREA HARDY, ETAL  
36937 ASCELLA LN  
MURRIETA, CA. 92563



ASMT: 900481015, APN: 900481015  
KATHERINE YONTZ, ETAL  
36945 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900483007, APN: 900483007  
CANDICE SANCHEZ, ETAL  
36900 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900481016, APN: 900481016  
MATTHEW NEWTON  
36953 ASCELLA LN  
MURRIETA, CA. 92563

ASMT: 900483008, APN: 900483008  
SINDY DURAN, ETAL  
36908 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900481020, APN: 900481020  
DONA LOUIS, ETAL  
36930 CORDELLA LN  
MURRIETA, CA. 92563

ASMT: 900483009, APN: 900483009  
KELLY FIGGINS, ETAL  
36916 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900482007, APN: 900482007  
SHAKUNTALA PATEL, ETAL  
17536 EDGEWOOD LN  
YORBA LINDA CA 92886

ASMT: 900510090, APN: 900510090  
NORTHSTAR RANCH COMMUNITY ASSN  
C/O MERIT PROP MGT  
27349 JEFFERSON AVE 101  
TEMECULA CA 92590

ASMT: 900483004, APN: 900483004  
JODI IRVINE, ETAL  
36913 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 900510092, APN: 900510092  
CITY OF MURRIETA  
1 TOWN SQUARE  
24601 JEFFERSON AVE  
MURRIETA CA 92562

ASMT: 900483005, APN: 900483005  
KRIENG SARNLERTSOPHON, ETAL  
7527 COVINGTON PL  
RANCHO CUCAMONGA CA 91730

ASMT: 963030004, APN: 963030004  
WAL MART STORES INC  
C/O WAL MART PROP TAX DEPT MS 0555  
1301 SE 10TH ST  
BENTONVILLE AR 72716

ASMT: 900483006, APN: 900483006  
ROSA ADAMS, ETAL  
36892 CAPRICIOUS LN  
MURRIETA, CA. 92563

ASMT: 963030005, APN: 963030005  
MELISSA LIPPERT  
39865 CALLE MEDUSA  
TEMECULA CA 92591



ASMT: 963030006, APN: 963030006  
CLAY BOREL, ETAL  
C/O ARLENE BOREL  
36371 BRIGGS RD  
MURRIETA CA 92563

ASMT: 963030010, APN: 963030010  
COUNTY OF RIVERSIDE  
C/O REAL ESTATE DIVISION  
PO BOX 130878  
CARLSBAD CA 92013

ASMT: 963070031, APN: 963070031  
SILVER HILLS INTERNATIONAL  
P O BOX 455  
VAN VLECK TX 77482

ASMT: 963070033, APN: 963070033  
MOON VALLEY NURSERY OF CALIF INC  
19820 N 7TH ST  
PHOENIX AZ 85024

ASMT: 963070042, APN: 963070042  
COUNTY OF RIVERSIDE  
RIVERSIDE COUNTY EDA C/O AVIATION DIVISI  
3403 10TH STREET STE 400  
RIVERSIDE CA 92501

ASMT: 963070051, APN: 963070051  
MURRIETA KLC HOLDINGS 130  
888 PROSPECT STE 330  
LA JOLLA CA 92307



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Use Avery Template 5160

French Valley Coalition  
35709 Jack Rabbit Lane  
Murrieta, CA 92563

French Valley Coalition  
35709 Jack Rabbit Lane  
Murrieta, CA 92563

Justice Insurance Services  
30195 Auld Road  
Murrieta, CA 92563

Justice Insurance Services  
30195 Auld Road  
Murrieta, CA 92563

MDMG – Kim Moring  
41635 Enterprise Circle North, Suite B  
Temecula, CA 92590

MDMG – Kim Moring  
41635 Enterprise Circle North, Suite B  
Temecula, CA 92590

Melissa Lippert  
39865 Calle Medusa  
Temecula, CA 92592

Melissa Lippert  
39865 Calle Medusa  
Temecula, CA 92592

Riverside Transit Agency  
Attn: Michael McCoy  
1825 3<sup>rd</sup> Street  
P.O. Box 59968  
Riverside, CA 92517-1968

Riverside Transit Agency  
Attn: Michael McCoy  
1825 3<sup>rd</sup> Street  
P.O. Box 59968  
Riverside, CA 92517-1968

Eastern Municipal Water District  
Warren A. Beck, PE  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-4800

Eastern Municipal Water District  
Warren A. Beck, PE  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-4800

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Eastern Information Center (UCR)  
Dept. of Anthropology, UCR  
1334 Watkins Hall  
Riverside, CA 92521-0418

Temecula Valley Unified School Dist.  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Temecula Valley Unified School Dist.  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

City of Temecula  
Attn: Luke Watson  
Director of Community Planning  
41000 Main St.  
Temecula, CA 92590

City of Temecula  
Attn: Luke Watson  
Director of Community Planning  
41000 Main St.  
Temecula, CA 92590

EDA – County Airports  
Attn: EDA Director  
1325 Spruce St. Suite 400  
Riverside, CA 92507

EDA – County Airports  
Attn: EDA Director  
1325 Spruce St. Suite 400  
Riverside, CA 92507





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA Director**

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

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

**PP26047/EA42918**  
*Project Title/Case Numbers*

**Deborah Bradford**  
*County Contact Person*

**(951) 955-6646**  
*Phone Number*

**N/A**  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*  
**Justice Insurance Services**  
*Project Applicant*

**30195 Auld Road, Murrieta, CA 92563**  
*Address*

**Southerly of Auld Road and easterly of Sky Canyon Drive**  
*Project Location*

**The Plot Plan Is to allow for the construction of a 2,880 sq. ft. single story office building, allowable uses of the building will be for general office uses.**  
*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on August 21, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

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

**Deborah Bradford, Contract Project Planner**  
*Title*

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

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

Please charge deposit fee case#ZEA42918 ZCFG:6289

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1607113

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: JUSTICE INSURANCE SERVICES \$50.00  
paid by: CK 4730  
EA42918  
paid towards: CFG06289 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jun 17, 2016 14:19  
MGARDNER posting date Jun 17, 2016

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

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

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