



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

NOVEMBER 21, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

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

1.0 CONSENT CALENDAR

1.1 NONE

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

- 2.1 **PLOT PLAN NO. 25778** – Intent to Adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Elsinore Valley Municipal Water District – First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: southerly of Desert Ridge, westerly of Kachina Court, easterly of Silver Stirrup Drive – Zoning: Horse Thief Canyon Specific Plan, Planning Area 13 (SP 152, PA 13) – **REQUEST:** Propose to permit the use and maintenance of a wireless telecommunication facility disguised as a pine tree consisting of a 50 foot tall monopole, twelve (12) panel antennas, twelve (12) RRUs, one (1) microwave dish, one (1) DC generator with two (2) equipment cabinets, two (2) GPS antennas within the an enclosed 625 square foot area. Continued from August 22, 2016. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

CONTINUED OFF CALENDAR

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040


FINAL 11-15-16

- 3.0** PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:
- 3.1** **PLOT PLAN NO. 14522 REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural: Rural Desert (R:RD) (10 Acre Minimum) – Location: Northerly of I-10 Freeway at Main St. and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Minimum) (W-2-10) – **REQUEST:** To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.
- 4.0** PUBLIC COMMENTS:

3.11

Agenda Item No.:
Area Plan: The Pass
Zoning District: Cabazon
Supervisorial District: Fifth *K&B*
Project Planner: Dave Alvarez
Director's Hearing: November 21, 2016

PLOT PLAN 14522 REVISED PERMIT NO.1
Environmental Assessment No. 42502
Appellant: World's Biggest Cabazon
Dinosaurs
Applicant: World's Biggest Cabazon
Dinosaurs
Engineer/Representative: Trip Hord


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN 14522 Revised Permit No. 1 proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

The project site is located along the northwest corner of Seminole Drive and Deep Creek Road.

BACKGROUND:

Previous Entitlements:

Plot Plan 14522 (PP14522) was presented during the March 11, 1996 Director's Hearing and was continued onto the March 25, 1996 agenda. The project proposed to develop a commercial center with five (5) fast food restaurants, one sit down restaurant, a 60 room motel and a museum and gift shop. At the time of the entitlement process for PP14522, the project site contained an existing restaurant and two (2) dinosaur exhibits, one with a gift shop that was to remain onsite. During the entitlement process for Plot Plan 14522 was conditioned that the entitlement should be considered used within two (2) years of the approval date; otherwise it shall become null and void and of no effect whatsoever. The Condition of Approval identified that the term "used" was referred to as the beginning of substantial construction contemplated by the approval within the two (2) year period. Although structures such as the motel are not complete as to date, the applicant began the earthmoving activities and as a result, is entitled to the structures that were previously approved under Plot Plan 14522 (PP14522).

Project Timeline:

The application for Plot Plan 14522 Revised Permit No. 1 was submitted to the Riverside County Planning Department on March 26, 2012. Due to a lack of activity of addressing all required Land Development Committee (LDC) corrections, staff scheduled the project for the June 23, 2014 Director's Hearing and recommended for project denial. The basis for project denial was staff had not received the necessary plans, permits, or materials to support the application and complete the land development review process. More specifically, Planning staff requested a Lot Line Adjustment (LLA) to relocate a lot line from under the existing gift shop and the Building and Safety Department had required approved building permits for all buildings and structures onsite or at a minimum submit buildings plans for all buildings and structures for review and approval. Plot Plan 14522 Revised Permit No. 1 was denied at the June 23, 2014 Director's Hearing.

On July 2, 2014, the applicant, the World's Biggest Cabazon Dinosaurs, filed an appeal with the County appealing the Planning Director's denial of Plot Plan 14522 Revised Permit No. 1. Since the appeal of staff's recommendation for denial, this item has been continued onto the August 20, 2014, September 17, 2014, March 18, 2015, May 20, 2015, July 15, 2015, and August 19, 2015, Planning Commission Agendas in order for Planning and Building and Safety staff to continue working with the applicant and resolve the outstanding issues. During the August 19, 2015 Planning Commission agenda, it had been determined that with exception to minor corrections, the applicant had addressed all remaining corrections required by Riverside County staff.

At the conclusion of the August 19, 2015 Public Hearing, the Planning Commission supported staff's recommendation to uphold the Applicant's appeal of the Planning Director's Denial of Plot Plan No. 14522 Revised Permit No. 1 and direct staff to process the Plot Plan application in accordance with Ordinance No. 348 and prepare the appropriate environmental review under the California Environmental Quality Act (CEQA). In accordance with Section 18.30 of Riverside County Ordinance No. 348, County Counsel recommended that Plot Plan 14522 Revised Permit No. 1 be presented and recommended for final approval at Director's Hearing rather than Planning Commission. Section 18.30 of Riverside County Ordinance No. 348 requires that a Plot Plan application be processed and a recommendation be given at Director's Hearing. If the recommendation is appealed by the project applicant or general public, then Section 18.30 requires that the project be presented at Planning Commission and potentially the Board of Supervisors to address the appeal. If the issue resulting in project appeal has been resolved, the Plot Plan application shall return to Director's Hearing for final recommendation.

ISSUES OF POTENTIAL CONCERN:

Zoning Classification Consistency

The project scope for Plot Plan 14522 Revised Permit No. 1 is for the permitting of an existing gift shop, caretaker unit, and approximately 34,279 square foot area of outdoor dinosaur exhibits and landscaping. As outlined in the Scenic Highway Commercial (C-P-S) zoning classification, a proposed gift shop is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification through the approval of a Plot Plan application. The Scenic Highway Commercial (C-P-S) zoning classification does not specifically identify the permitting process, whether through the approval of a Plot Plan or Conditional Use Permit application, for the outdoor exhibits. In addition, the C-P-S classification allows for the establishment of a caretaker unit through the approval of a Plot Plan application provided that the unit is a mobile home and licensed pursuant to State law. The caretaker unit established would be for a caretaker or watchmen and their family provided that no rent is paid and where a permitted and existing commercial use is established. No more than one mobile home shall be allowed for a parcel of land or a shopping center complex.

Addressed in Section 9.50(e) of Riverside County Ordinance No. 348, any use that is not specifically listed through the approval of a Plot Plan (PP) application or a Conditional Use Permit (CUP) may be considered a permitted use provided that the Planning Director finds the use to be substantially the same character and intensity as uses listed in the Scenic Highway Commercial (C-P-S) zoning classification. The outdoor exhibit area and caretaker unit are applicable to the same intensity and character criteria requirement. More specifically:

- Similar uses outlined in the C-P-S zoning classification which are similar to the outdoor exhibit area consist of a dance hall and theater. The existing outdoor exhibit area is a commercial attraction in which people congregate to socialize and obtain information provided by the displayed exhibits. In comparison, both a dance hall and theater are uses where people congregate to be either entertained or educated on a given subject.
- As previously addressed, the establishment of a care taker unit is a permitted use through the approval of a Plot Plan application. The caretaker unit will be utilized by the watchmen of an existing commercial facility and will be a mobile home unit. The project scope proposes to permit an existing caretaker unit that is approximately 1,060 square feet. Although the caretaker unit is a permanent structure, the existing unit matches the character and intensity for the mobile home caretaker unit. More specifically, the caretaker unit will be utilized to service the existing commercial facility.

Outstanding Code Enforcement Cases:

Code Violation Cases: The project site has outstanding Code Enforcement Violation cases which consist of accumulated rubbish (CV05-3618), land use without Planning Department approval (CV08-4980, CV08-4982, CV08-4983, and CV08-4985), construction without required permits (CV06-4143, CV08-4984 and CV08-4986), and grading without required permits (CV08-5344).

Through the approval of the Plot Plan application, the outstanding Code Enforcement violation cases for land use without Planning Department approval and construction without permits will be resolved.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Commercial Retail (CD:CR), Rural: Rural Desert (R:RD), Areas subject to Indian Jurisdiction (IND)
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 acre minimum(W-2-10), Rural Residential (R-R)
5. Existing Land Use (Ex. #1): Gift store and outdoor dinosaur exhibits,
6. Surrounding Land Use (Ex. #1): Gas station, vacant land

8. Project Data: Total Site Acreages: 54.7 acres
Total Project Acreage: 0.9 acres
Total Building Area: Approximately 5,000 sq.ft.
9. Environmental Concerns: See attached environmental assessment.

RECOMMENDATIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42502, 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 14522 REVISED PERMIT NO. 1, 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 land use is designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) on the Pass Area Plan.
2. The proposed addition of a gift shop and caretaker unit onto an existing commercial facility is consistent with the Commercial Retail (CR) land use designation. More specifically, the proposed addition is for an existing tourist roadside commercial facility which is located adjacent to the Interstate 10 Highway and features a museum, outdoor dinosaur exhibits, picnic areas, and recreational facilities for children. The Commercial Retail (CR) land use designation allows for the development of local and regional service uses, as well as tourist-oriented commercial uses and in result, the project site is consistent with the Commercial Retail (CR) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) (10 Acre Minimum) to the north and west, Indian Jurisdiction (IND) to the east, and the Interstate 10 Highway to the south.
4. The proposed project is consistent with the Cabazon Policy Area of the Pass Area Plan. The Cabazon Policy Area provides land use guidance for approximately 7,490 acres of unincorporated land on both side of Interstate 10, excluding the Morongo Indian Reservation. Goals/Policies for the Cabazon Policy Area consist of:

PAP 5.1: A General Plan Amendment is required in order to develop land within this Community Overlay at the Community intensity level. However, any general plan amendment within this area involving a change from a lower intensity foundation category to the Community Development foundation component is hereby exempted from the five-year limit on frequency of foundation category amendments.

The project site is not located within a Community Overlay and in result, is not required to amend the current land use designation of Community Development: Commercial Retail (CD:CR).

PAP 5.2: Provide bank stabilization and protection for the San Gorgonio River within the Cabazon Policy Area.

As indicated through Map My County (GIS Database), the existing project site is not located within close vicinity of the San Gorgonio River. In result, the project

will not be required to provide bank stabilization and protection for the San Gorgonio River.

PAP 5.3: Allow uses that can be periodically flooded in areas within the 100-year flood zone. Such uses might include agriculture, golf courses, recreational uses, utilities, surface mining operations, parking, landscaping, and compatible resource development.

The project site is located within a 100-year flood plain as indicated on the project specific Flood Hazard Report. The existing structures have been placed on elevated pads in order to reduce the impact of excessive flooding within the area. The project site is an existing roadside commercial facility and will have only one (1) residential unit on the site/This project may be slightly impacted by excessive flooding within the area.

PAP 5.4: Require building pads to be raised, at a minimum, to the elevation of the 100-year flood zone, for any habitable structures within the 100-year flood zone.

The project site is located within a 100-year flood zone and the existing structures have been placed on elevated pads in order to reduce potential damage from excessive flooding.

PAP 5.5: Refer to the Floodplain and Riparian Areas section of the General Plan Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element for other applicable policies.

The project site is consistent with the Multipurpose Open Space Element and the Flood and Inundation Hazards section of the General Plan Safety Element.

PAP 5.6: Allow land uses that serve travelers, such as service stations, markets, and restaurants to develop immediately adjacent to the future relocated interchange of Interstate 10 and Apache Trail, subject to proper design that assures safe vehicular movement, quality appearance, and appropriate buffering of adjacent residential uses.

The existing use, existing gas station and convenience store, is located along Interstate 10 and located approximately 1.1 miles to the northwest of Apache Trail. The existing facility has been designed to assure safe vehicular movement, quality appearance through the incorporation of landscaping, and it not located within close vicinity of existing single family residence.

5. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
6. The proposed use, addition of a gift shop is a permitted use subject to the approval of a plot plan in the C-P-S zone, in accordance with Ordinance No. 348. The caretaker unit and outdoor exhibit are consistent with the same intensity and character classification criteria as outlined in the C-P-S zoning classification.

7. The proposed project, as designed and conditioned, complies with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone. More specifically, neither of the existing structures (caretaker unit or gift shop) exceeds the fifty (50) foot height limitations from the C-P-S zone. In addition, the structures do not exceed 35 feet in height and in result do not have a minimum yard requirement.
8. The project will have approximately fourteen (14) general parking spaces and one (1) handicapped space to serve the existing gift shop, outdoor exhibit area, and caretaker unit. In order to determine that the proposed fifteen (15) parking spaces would be adequate to service the three proposed uses, a parking analysis was conducted on July 4th, 2013. The analysis was utilized to determine the peak trips taken to the commercial roadside facility during a summer holiday. During the parking analysis, a total of six (6) passenger cars parked in the designated parking spaces. Staff has determined that the proposed fourteen (14) general parking spaces and one (1) handicapped space will be adequate to serve the permitted uses. In addition, there is an abundance of existing parking spaces which can adequately service the existing roadside commercial facility.
9. The project site is surrounded by properties which are designated in the Pass Area Plan as Rural: Rural Desert (R:RD) to the west and Areas subject to Indian Jurisdiction to the east.
10. The project site is surrounded by properties which have a zoning classification of Controlled Development Areas-10 Arce Minimum (W-2-10) to the west and Rural Residential (R-R) to the east.
11. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes. However, the property is within the CVMSHCP fee area.

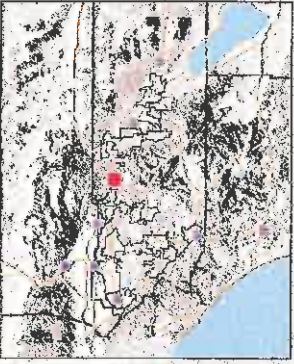
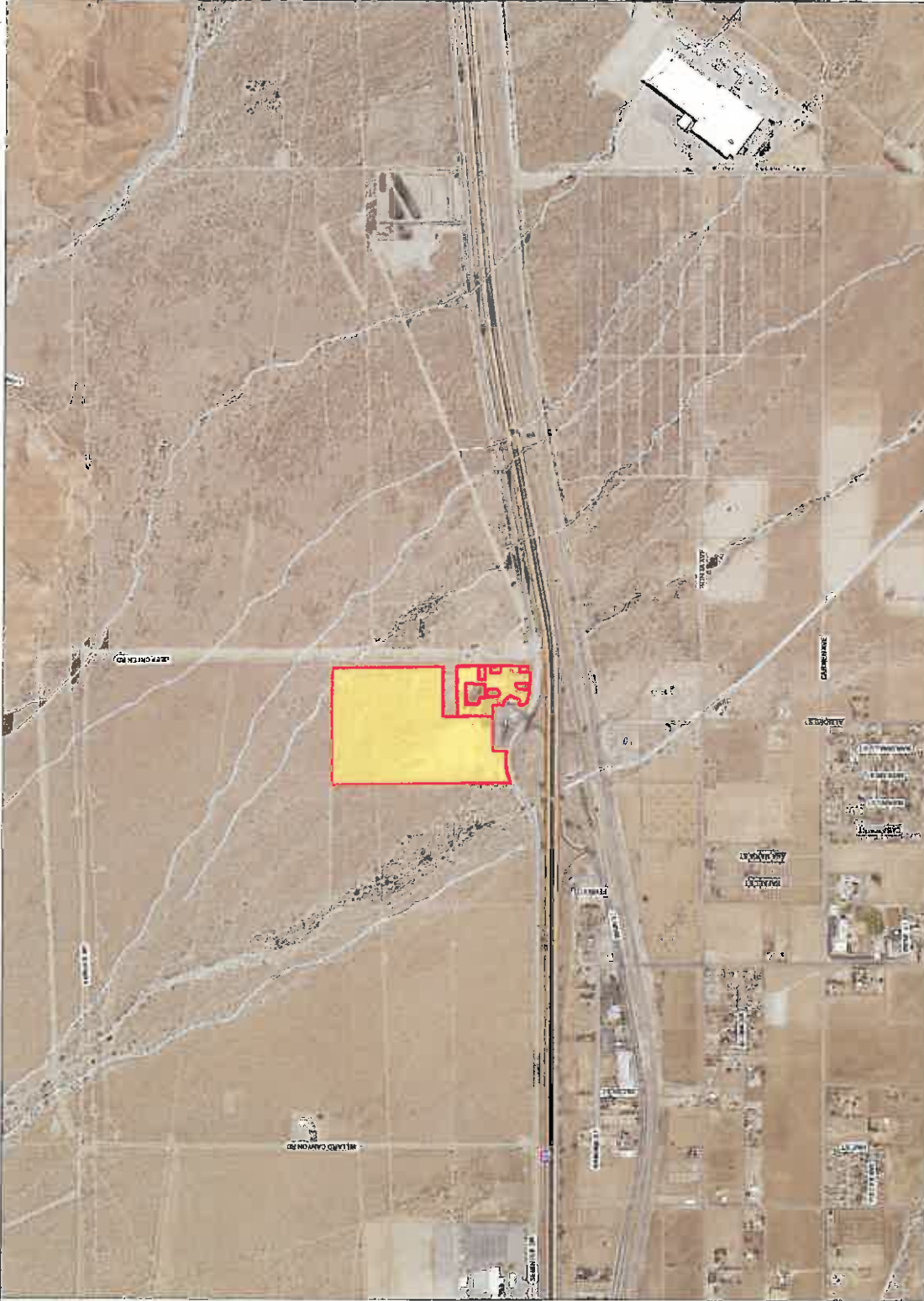
CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city of sphere of influence;
 - b. A Historic Preservation district;
 - c. Tribal land;
 - d. A Specific plan;
 - e. The Coachella Valley MSHCP Conservation area;
 - f. An Agriculture preserve;
 - g. Airport Influence area;
 - h. A Fault zone; or
 - i. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The boundaries of the Banning Unified School District;
 - b. Cabazon Policy Area;
 - c. A 100-year flood plain area;
 - d. A Low Paleontological Sensitivity area;
 - e. Mt. Palomar Observatory Area Ordinance No. 655;
 - f. A High Fire area; and
 - g. West Desert Municipal Advisory Committee.
4. The subject site is currently designated as Assessor's Parcel Numbers 519-180-021, 519-190-029, 519-190-036, 519-190-037.

Vicinity Map



Legend

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

Notes

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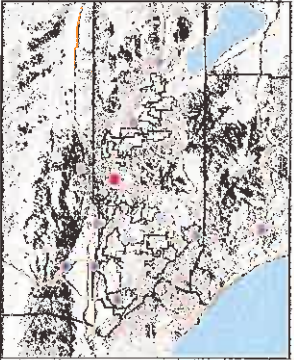
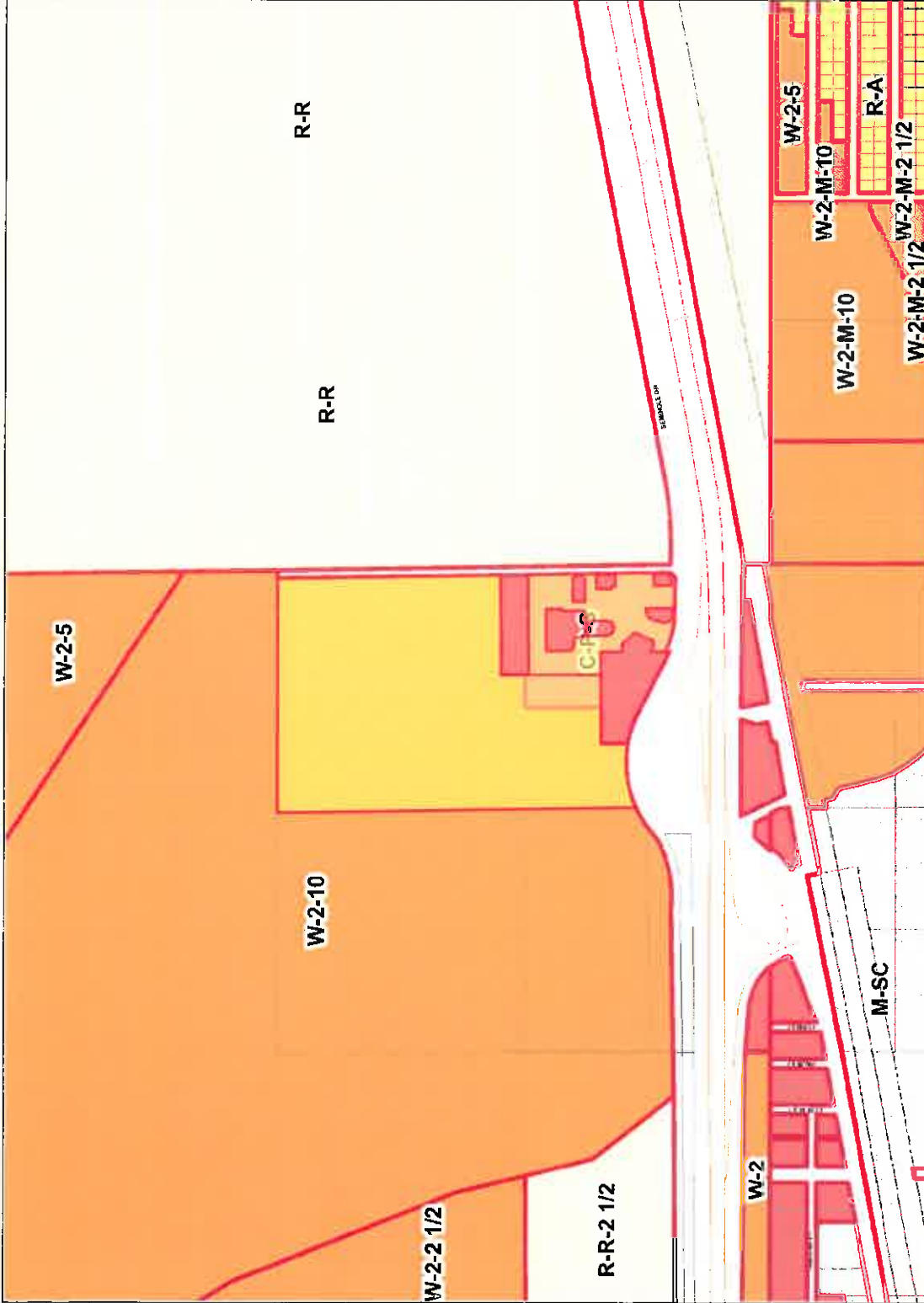
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Zoning Classification



Legend

Display Parcels

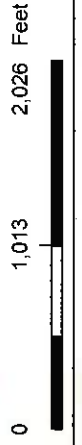
Zoning

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- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-1-15
- A-1-2
- A-1-2 1/2
- A-1-2 1/4
- A-1-20
- A-1-300000
- A-1-4
- A-1-40
- A-1-5
- A-2
- A-2-1
- A-2-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10

Notes

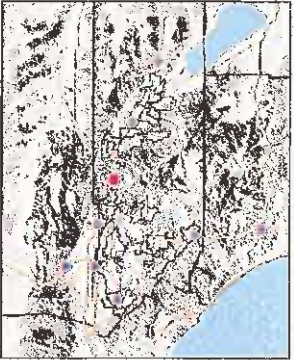
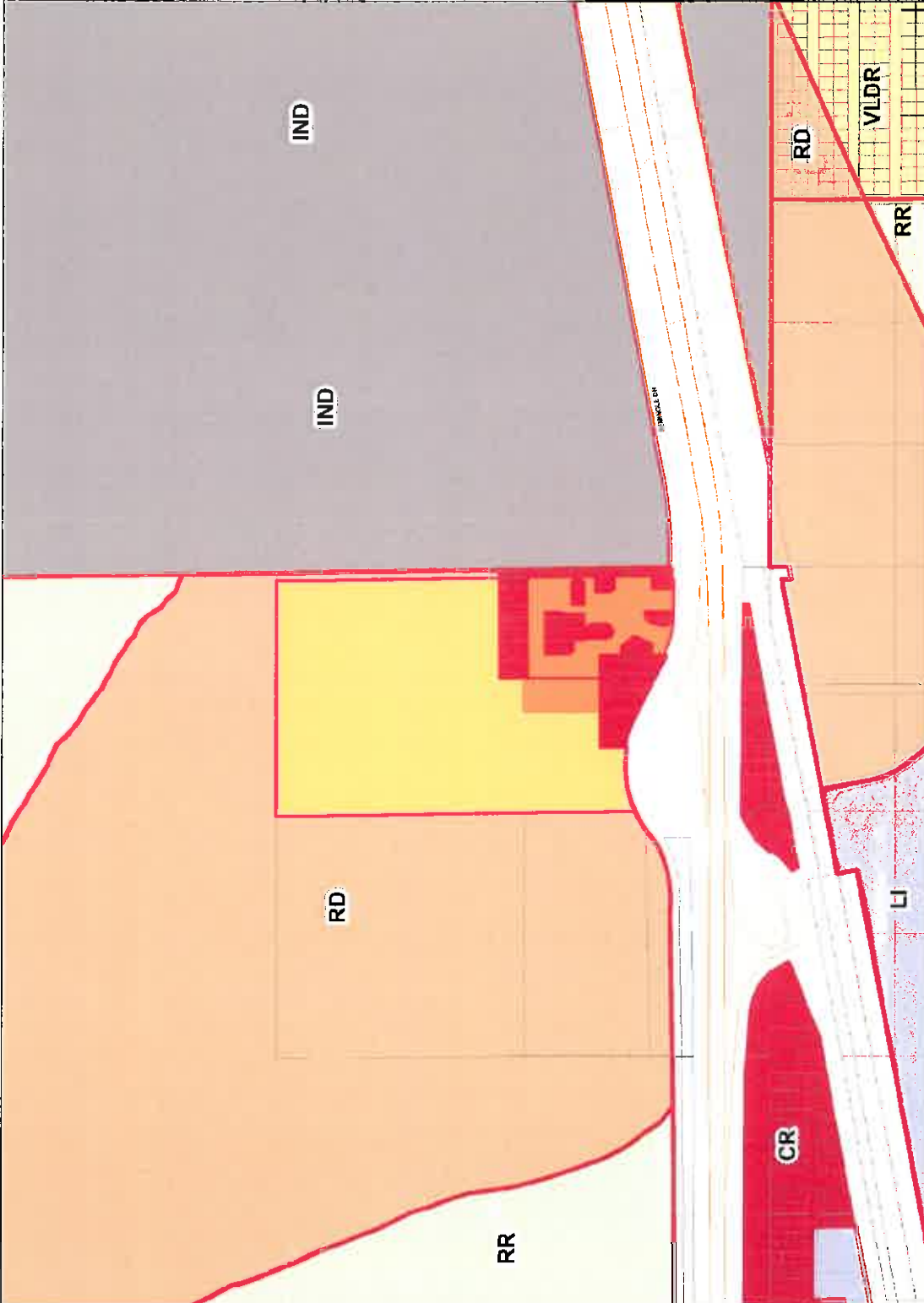
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General Plan Land Use



Legend

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

Notes

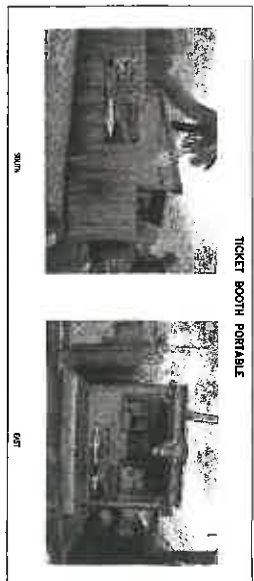
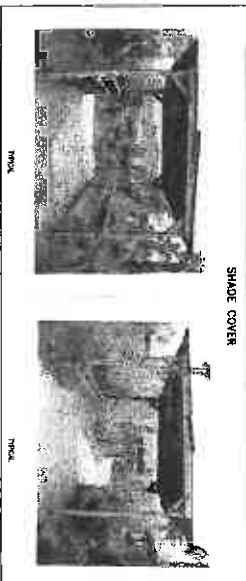
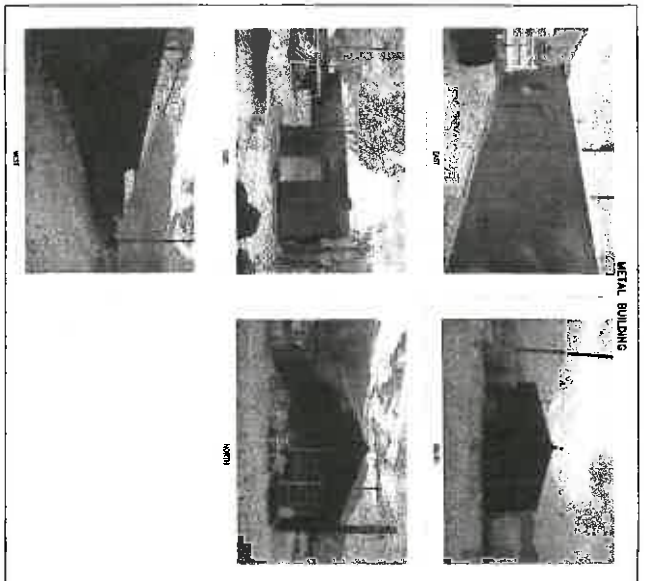
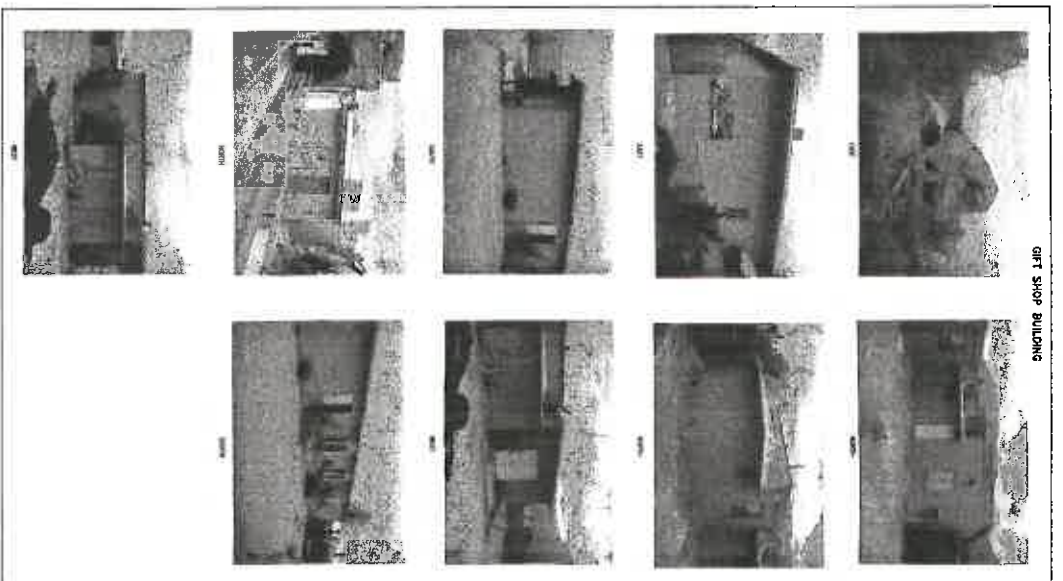
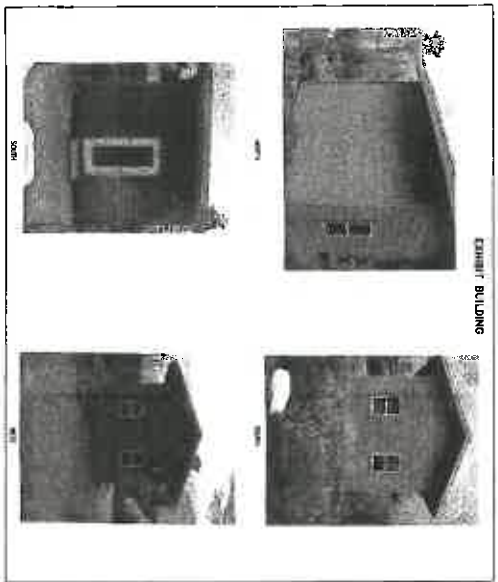
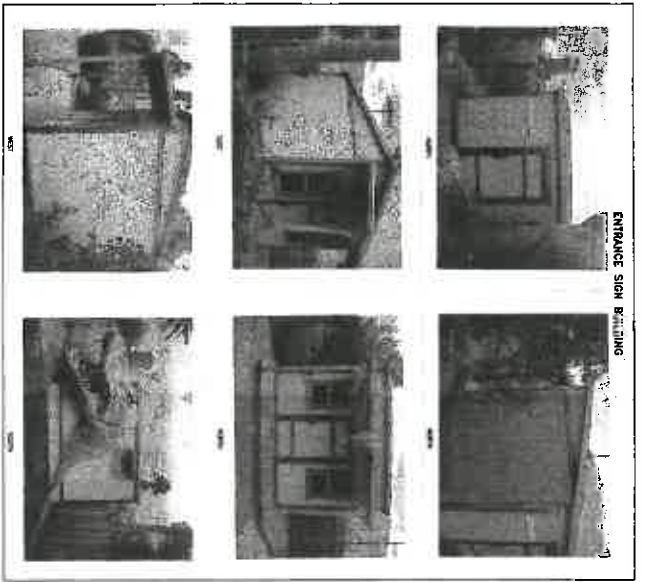
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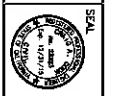
**CABAZON DINOSAURS MUSEUM AND GIFT STORE - PLOT PLAN 14522R1
BUILDING ELEVATION EXHIBIT**



Underground Service Alert
Call: 800-4-A-SAFE
1-800-427-2600
237-2600
THE MESSAGE DATE REFLECTS THE DATE OF THE ORIGINAL MESSAGE.

DATE: 01/15/13
DESIGNED BY: [Signature]
CHECKED BY: [Signature]

RECOMMENDED FOR SEAL
APPROVAL
DATE: []
CHECKED BY: []



DESIGNED BY: [Signature]
DATE: 12-13-12
SCALE: AS NOTED
BENCHMARK ELEVATION: 192.261
DATE: AUG. 2012

CABELL COOK & ASSOCIATES, INC.
1179 S. BROADWAY, SUITE 200, COLUMBIA, KY 40304
PHONE: (502) 243-2822
FAX: (502) 243-2822
COUNTY OF BURGESS
PLOT PLAN NO. 14522R1
BUILDING ELEVATION EXHIBIT
PROPOSED GIFT SHOP AND DINN WALK
FOR CABAZON DINOSAURS
V.O. 2445

SHEET NO. 1
OF 1 SHEETS
FILE NO.

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

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

PLOT PLAN NO. 14522 REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: World's Biggest Dinosaurs – Engineer/Representative: Trip Hord – Fifth Supervisorial District – Cabazon Zoning Area – The Pass Area Plan: Community Development: Commercial Retail (CR) and Rural Desert (RD) (10 Acre Min) – Location: Northerly of 10 Freeway at Main Street and westerly of Creek Rd. – 1.0 Acres – Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 Acre Min) (W-2-10) – REQUEST: To permit an approximately 2,916 sq. ft. gift shop, 1,060 sq. ft. caretaker unit, and a 35,279 sq. ft. outdoor dinosaur museum which includes outdoor education dinosaur exhibits, and landscaping on a roadside commercial attraction facility.

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter
 NOVEMBER 21, 2016
 RIVERSIDE COUNTRY ADMINISTRATIVE CENTER
 4080 LEMON STREET, 1ST FLOOR, CONFERENCE ROOM 2A
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, David Alvarez, at 951-955-5719 or email daalvarez@rctlma.org or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: David Alvarez
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42502
Project Case Type (s) and Number(s): Plot Plan 14522 Revision Number 1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez
Telephone Number: 951-955-5719
Applicant's Name: World's Biggest Dinosaurs
Applicant's Address: PO Box No. 330, Cabazon, CA 92230

I. PROJECT INFORMATION

A. Project Description:

Plot Plan 14522 Revision Permit No. 1 proposes to add an approximately 2,916 square-foot gift shop, a 1,060 square-foot caretaker unit, and a 34,279 square-foot area of outdoor dinosaur exhibits and landscaping.

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

C. Total Project Area: 54.7 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 54.7	Lots:	Sq. Ft. of Bldg. Area: 3,976	Est. No. of Employees: 5
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 519-180-021, 519-190-029, 519-190-036, 519-190-037.

E. Street References: Northwest corner of Seminole Drive and Deep Creek Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
T.3.S.R.2E.

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site currently contains an existing gift shop and dinosaur exhibits.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The current land use designation of the project site is Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The project is consistent with the Commercial Retail (CR) and Rural Desert (RD) land use designations and other applicable land use policies within the General Plan.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project (existing non-residential) meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable policies of the Healthy Communities element.

B. General Plan Area Plan(s): The Pass

C. Foundation Component(s): Community Development and Rural

D. Land Use Designation(s): Commercial Retail and Rural Desert

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

F. Policy Area(s), if any: Cabazon Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** The Pass

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

3. **Land Use Designation(s):** Commercial Retail and Rural Desert

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

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Scenic Highway Commercial (C-P-S) and Controlled Development Areas (10 acre minimum)(W-2-10)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (RR), Scenic Highway Commercial (C-P-S) and Controlled Development Areas-10 acre minimum (W-2-10)

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 checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

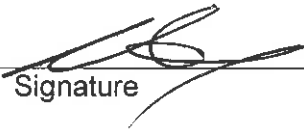
IV. DETERMINATION

On the basis of this initial evaluation:

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

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

Dave Alvarez, Contract Planner
Printed Name

Nov. 7, 2016
Date

For Steve Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a). As indicated on Figure 9 "Scenic Highways" of the Pass Area Plan, the project site is located directly north of Interstate 10 (I-10) which is designated as a state eligible scenic highway. The project has implemented landscaping along the frontage of the existing commercial roadside business. The landscaping will act as a buffer between the highway and commercial business. In addition, although the dinosaur exhibits can be seen from the freeway, these sculptures are existing and were permitted under the previous entitlement, Plot Plan No. 14522. The proposed use under Plot Plan No. 14522 Revision Number 1 is for the existing caretaker unit, gift shop, and outdoor exhibits. These structures are not abutting the main road and as previously addressed, landscaping has been placed along the main road which will buffer the existing commercial facility from the 10 freeway. The project will have a less than significant impact.

b). The existing project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). The proposed project is located approximately 39.18 miles from the Mount Palomar Observatory and within Zone B of Ordinance No. 655. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining into adjacent properties and streets. Project impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed project may result in a new source of light which would accompany any new commercial development; however, the new source of light is not anticipated to be significant. The proposed project would not create a significant new source of light or glare in the area and will not expose residential property to unacceptable light levels. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

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

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

Findings of Fact:

a). As indicated through MapMyCounty (GIS Database), the project site is located on land that is designated as grazing land and urban-built up land. In result, the project will not involve in the conversion of prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b). The project site is surrounded by properties which have a zoning classification of Scenic Highway Commercial (C-P-S), Controlled Development Areas-10 Acre Minimum (W-2-10), and Rural Residential (R-R). The project is not located within close vicinity to properties which have an agriculture zoning classification and the project is not located within an agricultural preserve. The project will have no impact.

c). As previously addressed (see item b) the project site is not located within close vicinity to properties which have a zoning classification of agriculture. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project will have no impact.

d). The project is not located adjacent to existing farmland and will not result in the conversion of farmland, to a non-agriculture use. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a). The County has no designation 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)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b). As outlined in the Pass Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c). The County of Riverside has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a). Appending G of the current State CEQA Guidelines indicates that a project has a significant effect on 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. The project does not violate any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In result,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project will be consistent with the SCAQMD plan; as a result, this project is consistent with the implementation of the adopted SCAQMD Air Quality Management Plan and SCAG's Regional Comprehensive Plan and Guide. The impact will be less than significant.

b-c). The project will not violate any air quality standards or contribute substantially to an existing or project air quality violation nor 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. The impact 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 Carbon Monoxide sources, toxic air contaminants or odors are of particular concern. High levels of Carbon Monoxide are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project site is a gas station and vacant desert. Although the project scope includes a caretaker unit (residential dwelling), the project is not expected to have a significant impact.

e). The proposed use is not a sensitive receptor and the project site is not located in the vicinity of a substantial point source of emissions. The criteria will have no impact.

f). During construction, the proposed project includes operations that will have diesel odors associated with equipment and materials. None of these odors are permanent, nor are they normally considered so offensive as to cause sensitive receptors to complain. Diesel fuel odors from construction equipment and new asphalt paving fall into this category. Both based on the short-term of the emissions and the characteristics of these emissions, no significant odor impacts are forecast to result from implementing the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

1. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local	<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
or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The proposed project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) however, the border of the CVMSHCP, is located directly to the north of the project site. If the footprint of the existing commercial roadside facility were to expand to the north, then further review would be required by the Environmental Programs Division of the County of Riverside. Since this project only proposes to legalize and bring an existing gift shop, caretaker unit, and outdoor exhibits up to current Building Code standards, further review will not be required. This project will not conflict with the provisions of an adopted Habitat Conservation Community Plan, or other approved local, regional, or state conservation plan. The impact will be less than significant.

b-c). The project site is an existing roadside commercial facility and the scope of work is to bring the existing caretaker unit, gift shop, and outdoor exhibits up to current Building Code standards. The project will not involve in the expansion of the commercial facility footprint which could affect the habitat of certain species. In result, the project will not have a substantial adverse effect, either directly or through habitat modifications on any endangered species or any species identified as a candidate, sensitive, or species status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. The impact will be less than significant.

d). The project site is not located within close vicinity of a major body of water and the scope of work will take place within the existing footprint of the commercial facility. The project will not affect 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. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e). The project site does not contain any riparian habitat and in result, the project will not have a substantial 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. and Wildlife service.

f). The existing commercial site does not contain nor is located within close vicinity to any existing wetland. In result, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act . The project will have no impact.

g). The project will not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

2. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b). The project site is fully disturbed with an existing facility that includes a gift shop and dinosaur exhibits. The project does not propose the disturbance of a historic site and will not cause a substantial adverse change in the significance of a historical resource. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a-c). The project will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the project will be required to adhere to Planning COA 10.PLANNING.4 and 10.PLANNING.5. Through the incorporation of mitigation measures, the impact will be less than significant.

d). The project will not restrict any religious or sacred uses within the project site. No impact will occur.

e). The project will not cause substantial adverse change in the significant of a tribal cultural resource as defined in Public Resources Code 21074. No impacts will occur.

Mitigation:

CUL 3: If human remains are found on this site:

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

State Health and Safety Code Section 7050.5 if in the event 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. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours).

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Archaeologist)

4. Paleontological Resources

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

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

Findings of Fact:

a). According to Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of high paleontological sensitivity. Should fossil remains be encountered during site development, the project shall comply with measures listed in Conditions of Approval 10.PLANNING. Through the incorporation of the mitigation measures, the impact will be less than significant.

Mitigation:

CUL 1: Prior to the issuance of grading permits:

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

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

- Description of the proposed site and planned grading operations.
- Description of the level of monitoring required for all earth-moving activities in the project area.
- Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. Per the County of Riverside "Saber Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
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 (COA: 10.PLANNING.2).

CUL 2: Prior to grading final, the applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an 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

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

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and Planning Department (Project Paleontologist)

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b). The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The nearest fault is the San Andreas fault located approximately 0.5 miles from the site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the existing structures will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. Therefore, impacts to this regards are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). According to RCLIS (GIS database), there is a moderate potential for the site to be affected by seismically induced liquefaction however, 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 measures are required.

Monitoring: No monitoring measures are required.

7. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the project site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located 0.5 miles to the north. Due to the proximity of existing earthquake faults, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Landslide Risk

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

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

Findings of Fact:

The project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Ground Subsidence

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

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

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

a). The project site is located in an area of susceptibility for subsidence. Therefore, with project adherence to California Building Code (CBC) requirements, impacts with regard to ground subsidence will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Slopes

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

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

Findings of Fact:

a-b) The project will not change topography as the project site is relatively flat. No impact will occur.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

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

12. Soils

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a). The proposed project will not result in substantial soil erosion or the less of topsoil. The project will have no impact.
- b). The project site does not soil which is designated as expansive soil, as defined in Section 1802.32 of the California Building Code (2007), and the project will not create substantial risks to life or property. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Erosion

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

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

Findings of Fact:

a-b). The project scope involves the permitting of an existing gift shop and caretaker unit on an existing roadside commercial attraction facility. Construction activities will be minimal and will consist of bringing the existing structures to compliance with California Building Code (CBC). In addition the project site is not located adjacent to an existing water body. The project activities will not change the deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake or result in any increase in water erosion either on or off site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

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

14. 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 project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including the project's proposed renovation of existing structures, and therefore are not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

15. Greenhouse Gas Emissions

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

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

Source:

Findings of Fact:

a-b). The minor alterations and permitting of the gift shop, caretaker unit, and outdoor exhibits will not generate a significant amount of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. In addition, the project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions for greenhouse gases. The impact from the scope of work will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Hazards and Hazardous Materials				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project scope involves the permitting of a 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and 34,279 square foot area of dinosaur exhibits, and landscaping. The project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the impact is considered less than significant.

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

d). The project site is located approximately 1.3 miles to the north of an existing public school and in result, the project will not emit hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The impact will be less than significant.

e). The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.2 and in result, would not create a significant hazard to the public or the environment. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-d). As indicated on Figure S-19 "Airport Locations" of the Riverside County General Plan, the project site is not located within the influence area of an Airport Master Plan and in result, will not require review from the Airport Land Use Commission (ALUC). In addition the project site is not located within close vicinity to a public airport or private airstrip. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

The project site is located within an area that has a high potential for wildland fires as indicated on Figure S-11 "Wildfire Susceptibility" of the Riverside County General Plan. The proposed project will not 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure exists on site to address fire suppression needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). Through the utilization of MapMyCounty (GIS Database), it has been determined that the project site is not located within close proximity to a major waterbody. In addition the project site is not intersected by a stream or river. In result, the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on-or off-site. The project will have no impact.

b). As outlined on the Riverside County Flood Control District Flood Hazard Report, the scope of the project is not large enough to require the preparation and submittal of a Water Quality Management Plan. In result, the project will not violate any water quality standards or waste discharge requirements. The project applicant shall be required to adhere to the National Pollutant Discharge Elimination Systems (N.P.D.E.S) requirements. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c). The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The impact will be less than significant.

d). The minor reconstruction and permitting of an existing gift shop, caretaker unit, and outdoor dinosaur exhibits for an existing commercial roadside attraction will not create or contribute water runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. The impact is considered less than significant.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Although the project proposes to permit an existing single family residential unit (caretaker), the existing structure is located on an existing elevated pad which offers some protection but is not recognized to offer complete flood protection from severe flows and some damage may occur in a large storm event. The impact is considered less than significant.

f). As previously addressed in finding 25e, the project site is located within the limits of an existing flood plain. The existing structures of the project site have been placed on elevated pads and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

g). The proposed structures onto the existing commercial facility will not substantially degrade water quality. The impact is considered less than significant.

h). The permitting of an existing caretaker unit, gift shop, and outdoor exhibits onto an existing commercial facility will not result in the addition of new or retrofitted stormwater Treatment Control Best Management Practices (BMPS). The existing facility has been designed and conditioned to not substantially degrade or impact water quality. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The existing facility is not intersected by a stream or river and in result, the project will not substantially alter the existing drainage pattern on the site or area, including 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 flood on- or off-site. The project will have no impact.

b). The project will not change in absorption rates or the rate and amount of surface runoff. The project will have no impact.

c). The project site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required. The project will have a less than significant impact.

d). As indicated on RCLIS (GIS database) the project site is not located within close vicinity to an existing water body and in result, will not change in the amount of surface water in any waterbody. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

21. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

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

Findings of Fact:

a). The proposed project will not result in a substantial alteration of the present or planned use of the project area. The project site currently has a land use designation of Community Development: Commercial Retail (CD:CR) and Rural: Rural Desert (R:RD). The portion of the project site that is currently developed with the existing commercial facility has a designation of Commercial Retail (CR). As outlined in the Riverside County General Plan, the Commercial Retail land use designation is intended for local and regional retail and service uses. With offering a roadside attraction and services (materials from existing gift shop) the project complies with the intent of the Commercial Retail land use designation. The impact will be less than significant.

b). The proposed project will not affect land uses within a City Sphere of Influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 existing commercial and outdoor entertainment facility has a zoning classification of Scenic Highway Commercial (C-P-S). The Scenic Highway Commercial (C-P-S) zoning classification allows for the establishment of gift shops and a caretaker unit for existing commercial developments. The project is consistent with zoning classification.

b). The project is surrounded by properties which have a zoning classification of Rural Residential (RR) to the east, Controlled Development Areas (W-2) to the west, and Manufacturing-Service Commercial (M-SC) and Controlled Development Area with Mobile homes to the south. The project will be consistent with surrounding zoning classifications. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-e). The project site is surrounded primarily by vacant desert to the north, east, and west, and Interstate 10 (I-10) to the south. Due to the project site being surrounded by vacant property, the existing facility will be compatible with existing and planned land uses, consistent with the land use designations and policies of the General Plan, and will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

23. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

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

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

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

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

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

Monitoring: No monitoring measures are required.

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

24. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a). The project site is not located within close vicinity of an existing public airport or private airstrip which could expose people residing or working in the area to excessive noise levels. The closest public airport is Banning Municipal Airport which is located approximately 6.6 miles to the west of the project site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. 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:

As indicated on Riverside County General Plan Figure C-1 "Circulation Plan", the project site is not located within close vicinity to an existing railway and in result, persons working within the facility will not be affected by noise generated by a neighboring railroad.

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

Monitoring: No monitoring measures are required.

26. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). According to RCLIS (GIS Database), the project is located directly to the north of interstate 10 (I-10). Due to the close proximity of the I-10 highway, the project site may be affected by noise from the neighboring freeway. However, the existing structures are setback far enough from the highway that the impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a). An excess of noise may be generated during the process of bringing the existing unpermitted structures up to current California Building Code. The noise will only be temporary and as previously addressed, the project site is not located within close vicinity to single family residential dwellings. Located to the north, east, and west is vacant desert and to the south is the Interstate 10 freeway. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Noise Effects on or by the Project

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

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a). The proposed use will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The impact will be less than significant.
- b). During the construction phase of the project, ambient noise levels in the project vicinity may increase above levels existing without the project. However, all noise generated during project construction and operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. Therefore, any potential noise impact is considered less than significant.
- c). The project will not cause exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d). Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

29. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and	<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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businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a-c). The project site contains an existing commercial roadside attraction facility. The proposed permitting of the existing structures will not displace a substantial number of existing housing, create a demand for additional housing, nor displace a substantial number of people which would result in the construction of replacement housing elsewhere. The project will have no impact.

d-f). The project site is not located within a County Redevelopment Project Area and will not cumulatively exceed official regional or local population projections or induce substantial population growth in the area. As previously addressed, the project scope involves the permitting of an existing gift shop, care taker unit, dinosaur exhibits, and landscaping. The project will not involve the displacement or construction of housing or residents within the surrounding community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

30. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Within project vicinity, the closest Riverside County Fire station is 1.3 miles to the southwest of the project site and is located at 50382 Irene Avenue, Cabazon, 92230. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Fire Services (90.PLANNING.32). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not impact or require the development of new governmental facilities. Within the vicinity of the existing project site, the closest Riverside County Sherriff's station is located approximately 0.8 miles to the southwest of the project site and is located at 50290 Main Street, Cabazon. The project shall be required to comply with County Ordinance No. 659 to mitigate the potential effects on Sheriff Services (90.PLANNING.32). This is not considered mitigation under CEQA. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Schools

Source: Banning Unified School District correspondence, GIS database

Findings of Fact:

The proposed project will not impact or require a significant incremental demand for educational facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to educational facilities (COA 90.PLANNING.32). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.32) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Health Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

35. Parks and Recreation

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

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

Findings of Fact:

a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project will not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.

c). The project is located within the Coachella Valley Parks and Recreation District and is located within County Service Area (CSA) No. 85. Although the project is located within the Coachella Valley Parks and Recreation District, it will not be required to pay Quimby Fees being that the proposed use is designated as a commercial rather than residential use. Outlined in Section 10.35 of Riverside County Ordinance No. 460, proposed commercial uses are exempt from paying Quimby Fees. The project will have no impact.

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

Monitoring: No monitoring measures are required.

36. Recreational Trails

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

Findings of Fact: The project does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

37. Circulation

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

Findings of Fact:

- a). The proposed project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.
- b). The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c). The proposed project is located 6.7 miles to the northeast of an existing public airport and is not located within close vicinity of an existing private airstrip. In result, the project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have no impact.
- d). The proposed project will generate minimal traffic and is not located within close vicinity of an existing waterbody, rail line, or airport. The project will have no impact.
- e). The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f). The project will not cause an effect upon, or a need for new or altered maintenance of roads?
- g). The project could cause an effect upon circulation during the project's construction phase; however, this impact will be temporary in nature. The impact is considered less than significant.
- h). The overall layout of the proposed project will allow for adequate access for the project site and neighboring uses. The project will have no impact.
- i). The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety or such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project does not create a need or impact a bike trail in the vicinity of the project. The project will have no significant impact.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

39. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b). The project site is currently receiving potable water service from the Cabazon Water District (CWD). The project will not result in the construction of new water treatment facilities and has sufficient water supplies to serve the project site. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a). The existing commercial facility is serviced by an existing septic system and the Department of Environmental Health and not required for the expansion or construction of new wastewater treatment facilities, including septic systems, or expansions of existing facilities. The impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b). The project site is currently being serviced by an existing septic tank system rather than sewer system. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

b). The project does comply with federal, state, and local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan). The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Utilities

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

a) Electricity?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Natural gas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Communications systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Storm water drainage?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Street lighting?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Maintenance of public facilities, including roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) Other governmental services?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g). The expansion onto the existing facility will not significantly impact existing utilities. The project will not result in the construction of new facilities or the expansion of existing facilities. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Energy Conservation

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

45. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

46. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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

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PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted under PP14522R1 is for an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.

Structures which were permitted under the original entitlement (PP14522) and are still valid include:

LOT A: 3,500 square foot restaurant with drivethru
LOT B: 2,500 square foot restaurant with drivethru
LOT C: 5,200 square foot restaurant
LOT D: 2,400 square foot restaurant with drivethru
LOT E: 3,600 square foot restaurant with drivethru
LOT F: 25,000 square foot museum and gift shop
LOT G: 2,400 square foot restaurant with drivethru
LOT H: 12,000 square foot 60 room motel

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 14522 Revision Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 14522R1 , Exhibit A, dated 10/26/15.

APPROVED EXHIBIT B = Plot Plan No. 14522R1, Exhibit B, dated 10/26/15.

APPROVED EXHIBIT C = Plot Plan No. 14522R1, Exhibit C, dated 10/26/15.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 2 USE - GIN VARY INTRO

RECOMMND

Plot Plan No. 14522 Revised Permit No.1 proposes to permit a 34,279 square-foot outdoor dinosaur museum which includes outdoor education dinosaur exhibits, a 2,916 square-foot gift shop and a 1,060 square-foot caretaker unit. No grading is proposed as part of this proposal. The Grading Division does not object to this proposal with the included conditions of approval.

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 5 USE - NPDES INSPECTIONS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE - NPDES INSPECTIONS (cont.) RECOMMND

shall be in place at the end of each working day.

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CWD POTABLE WATER SERVICE RECOMMND

Plot Plan#14522 R1 is currently receiving potable water service from Cabazon Water District (CWD). It is the responsibility of the property owner to ensure that all requirements to continue receiving potable water service are met with CWD as well as all other applicable agencies.

10.E HEALTH. 2 PP#14522 R1 - COMMENTS RECOMMND

Plot Plan#14522 R1 is proposing to permit an existing 34,279 square foot outdoor dinosaur museum which includes a gift shop, 1,060 square foot caretaker unit and restroom facilities. No modifications are proposed for this or any other existing building. All buildings were either constructed with permits from the Building and Safety (B&S) Department or constructed prior to the existence of B&S.

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

(Reference: September 27, 2012 letter c/o Steve Hinde, CIH)

A noise study is not required based on the submitted

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10. GENERAL CONDITIONS

10.E HEALTH. 3 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

diagram, the surrounding zoning around the existing outdoor Dinosaur museum. However, the facility would need to still follow:

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

For any questions, please contact Industrial Hygiene at (951) 955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#89-RAPID HAZMAT BOX INEFFECT

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

10.FIRE. 2 USE-#25-GATE ENTRANCES INEFFECT

ny gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 14522, Revised Permit No. 1, is a proposal to permit an existing commercial facility/roadside attraction consisting of 2 large dinosaur sculptures and several additional buildings, on an approximately 11.9-acre site. The site is located in the Cabazon area on the north side of Interstate 10 east of Main Street. No additional construction or improvements are proposed with this

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10. GENERAL CONDITIONS

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

RECOMMND

submittal.

The site is located within the 100-year Zone A flood plain limits as delineated on Panel No. 060245 0845G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). This flood plain is from flows coming out of Millard Canyon. It is estimated that the 15.2 square mile drainage area from Millard Canyon will produce a 100-year peak discharge of 11,000 cfs. While the site is located on an elevated pad, this floodproofing measure is not recognized to offer complete flood protection from these flows and some damage may occur in a large storm event. All structures are existing and no grading or additional construction is proposed. This project does not create additional impervious surfaces which would qualify as 'Significant Redevelopment' so no preliminary project-specific Water Quality Management Plan (WQMP) will be required. It should be noted that if any future development on the site results in a loss of pervious surface, a WQMP may be required.

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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 standard and Society of Vertebrate Paleontology standards, are as follows:

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

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

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

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

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

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

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

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

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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

10.PLANNING. 3 USE - PALEO MONITORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - PALEO MONITORING REPORT (cont.) RECOMMND

Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

10.PLANNING. 4 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 5 USE-INADVERTENT ARCHAEO FINDS RECOMMND

INADVERTENT ARCHAEOLOGICAL FINDS:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE-INADVERTENT ARCHAEO FINDS (cont.) RECOMMND

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

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

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

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

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

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

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise

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10. GENERAL CONDITIONS

10.PLANNING. 6 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

amended by these conditions of approval.

10.PLANNING. 7 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. 8 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. 11 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this Plot Plan permit shall be limited to the hours of 10:00 a.m. to 6:00 p.m., Monday through Friday and 9:00 a.m. to 7:00 p.m. Saturday and Sunday in order to reduce conflict with adjacent zones and/or land uses.

10.PLANNING. 12 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined through the submittal of a parking plan as permitted in Section 18.12 of Riverside County No. 348.

10.PLANNING. 14 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 - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - NO OFF-ROAD USES ALLOWED (cont.) RECOMMND

riding, scrambling, racing and riding exhibitions.

10.PLANNING. 20 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 22 USE - AGRICULTURE CODES RECOMMND

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

10.PLANNING. 26 USE - CAUSES FOR REVOCATION RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 33 USE - C/W DESIGN GUIDELINES RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines, adopted January 13, 2004.

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

BS PLNCK DEPARTMENT

20.BS PLNCK. 1 USE-BUILD & SAFETY PLANCK

RECOMMND

Due to ongoing public safety concerns and building code violations the applicant shall obtain all required permits for all the current building plans in Building Department plancheck within 30 days of the date of approval for the revised curent Planning case (PP14522R1) approval.

All work performed in connection with said building permits shall recieve the final approved inspections within 180 days of permit issuance.

PLANNING DEPARTMENT

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN THIRTY (30) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the thirtieth day which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN 180 DAYS OF THE DATE OF APPROVAL OF THIS PERMIT. A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE- MITIGATION MONITORING

RECOMMND

WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 42502.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

WITHIN THIRTY (30) DAYS FROM THE DATE OF APPROVAL OF THE PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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

PLANNING DEPARTMENT

60.PLANNING. 5 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 USE- MITIGATION MONITORING (cont.) RECOMMND

satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 10 USE- FEE STATUS RECOMMND

Prior to the issuance of grading or building permits for Plot Plan No. 14522R1, whichever comes first, 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.

60.PLANNING. 11 USE - SECTION 1601/1603 PERMIT RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement area, the permit holder shall provide 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, the permit holder shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification

60.PLANNING. 12 USE - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the permit holder shall provide 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 area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 USE-SBMT/APPVD GRADG PLAN/TRAN

RECOMMND

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

INEFFECT

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 A MINIMUM OF 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.

PLANNING DEPARTMENT

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL

RECOMMND

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

These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

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

and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - BLOWSAND & DUST CONTROL (cont.) RECOMMND

directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

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

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

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

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 10 USE- MAXIMUM DWELLING UNITS RECOMMND

A maximum of one (1) dwelling unit is allowed under this permit.

80.PLANNING. 12 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the County Service Area No. (CSA) 385 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 15 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 42502 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 17 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE- SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 25 USE- FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 14522R1, 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

PLOT PLAN:TRANSMITTED Case #: PP14522R1

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 USE- FEE STATUS (cont.)

RECOMMND

the outstanding balance.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - BUSINESS REGISTRATION

RECOMMND

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

FIRE DEPARTMENT

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

INEFFECT

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

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM

INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

PLOT PLAN:TRANSMITTED Case #: PP14522R1

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 3 USE-#83-AUTO/MAN FIRE ALARM INEFFECT

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

90.FIRE. 4 USE-#27-EXTINGUISHERS INEFFECT

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

90.FIRE. 5 FINAL INSPECTION INEFFECT

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42502. The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

further verify compliance with this condition of approval.

90.PLANNING. 3 USE - MINIMUM FLOOR AREA RECOMMND

11 dwelling units shall have a minimum floor living area of not less than 50 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

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

90.PLANNING. 6 USE- PARKING PAVING MATERIAL RECOMMND

A minimum of fourteen (14) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

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

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

PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.) RECOMMND

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. 11 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 12 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. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 24 USE- WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other

11/07/16
13:24

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 26 USE - CONDITION COMPLIANCE (cont.) RECOMMND

preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 27 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 31 USE- FEE STATUS RECOMMND

Prior to final building inspection for Plot Plan No. 14522R1, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 32 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. 14522R1, includes a 2,916 square foot gift shop, a 1,060 square caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping, has been calculated to be 0.12 net acres. The structures previously entitled under PP14522R1 shall be required to adhere to the DIF

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13:24

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP14522R1

Parcel: 519-190-029

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 32 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

requirement as outlined in the COA for PP14522R1 and in result, the structures entitled under PP14522R1 shall not be included as part of the DIF requirement of PP14522R1.

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

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

Officers:

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

Redwine and Sherrill, Attorneys

October 2, 2012

File: 1150.011
0163.1

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

Dear Mr. Rull:

Subject: Plot Plan 14522 Revised Permit No. 1

This is in response to your request for comments dated September 27, for the above referenced project. This project is located near Cabazon and outside of the Coachella Valley Water District's jurisdiction. We have no comments.

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

Yours very truly,

Mark L. Johnson
Director of Engineering

JC:\ch\sw\12\Oct\plot plan 14522



APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Wyld's Biggs + Dinosaur
PRINTED NAME OF APPLICANT

[Signature]
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.

AKA Palazzone Properties
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Palazzone Family Partnership #1
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 519-180-021, 519-190-029, 519-190-036, 519-190-037

Section: 9 Township: 3 S Range: 2 E

Approximate Gross Acreage: Gift Store & Dinosaur Museum encompass under 1 acre

General location (nearby or cross streets): North of 10 Freeway at Main Street, South of _____

APPLICATION FOR LAND USE AND DEVELOPMENT

_____ East of _____ West of Deep Creek Road

Thomas Brothers map, edition year, page number, and coordinates: 1996, 723, E3

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

Plot Plan for Gift Store & (exterior) Dinosaur Museum (Uses as approved in conjunction with PP 14522 - Project Site/CPS Zoning)

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). World's Biggest Dinosaurs (Cabazon Dinosaur) (Parcel Map, Zone Change, etc.)

E.A. No. (if known) PP 14522 - SC 5-18-1998 E.I.R. No. (if applicable): N/A

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

If yes, indicate the type of report(s) and provide a copy: PP 14522 - SC 5-18-1998

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 85-15

Estimated amount of fill = cubic yards None

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Import None Export None Neither None

What is the anticipated source/destination of the import/export?
None

What is the anticipated route of travel for transport of the soil material?
None

How many anticipated truckloads? None truck loads.

What is the square footage of usable pad area? (area excluding all slopes) None sq. ft.

Is the development proposal located within 8 1/2 miles of March Air Reserve Base? Yes No

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www.sanjourncal.org/arcgis/arcgis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 38802.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

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

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) [Signature] Date 3/22/12

Owner/Representative (2) [Signature] Date 3/22/12

PLOT PLAN APPLICATION 14522 R-1

PROPERTY OWNER:

CABAZON FAMILY PARTNERSHIP #1, LP
2651 IRVINE AVENUE, SUITE 141
COSTA MESA, CA 92627
(949) 631-4337

ASMT: 519180018, APN: 519180018
USA BIA
C/O PACIFIC REG OFFICE
2800 COTTAGE WAY
SACRAMENTO CA 95825

ASMT: 519190026, APN: 519190026
T COMMUNICATIONS CALIF INC, ETAL
340 MT KEMBLE AVE
MORRISTOWN NJ 7960

ASMT: 519190001, APN: 519190001
MAY NINO, ETAL
10501 BEAUMONT AVE
CHERRY VALLEY CA 92223

ASMT: 519190030, APN: 519190030
DINOSAUR PARK
27 LA PLAZA
PALM SPRINGS CA 92262

ASMT: 519190002, APN: 519190002
BETTY HENDRIX, ETAL
C/O CABAZON LAND INV NO 63
P O BOX 6062
ATASCADERO CA 93423

ASMT: 519190031, APN: 519190031
SUN INV, ETAL
7101 PLAYA VISTA NO 316
PLAYA VISTA CA 90066

ASMT: 519190003, APN: 519190003
BETTY HENDRIX, ETAL
P O BOX 1020
SANTA MARGARITA CA 93453

ASMT: 519190032, APN: 519190032
KENNY WU
2290 HUNTINGTON DR NO 100
SAN MARINO CA 91108

ASMT: 519190013, APN: 519190013
WANDA BURK, ETAL
P O BOX 519
TEMPLE CITY CA 91780

ASMT: 519190034, APN: 519190034
MKA CABAZON PARTNERSHIP
2651 IRVINE AVE 141
COSTA MESA CA 92627

ASMT: 519190018, APN: 519190018
SAN DIEGO OIL CO
P O BOX 939051
SAN DIEGO CA 92193

ASMT: 519190035, APN: 519190035
B DEV CO, ETAL
C/O MICHAEL MAGNUSSON
13215 E PENN ST NO 205
WHITTIER CA 90602

ASMT: 519190025, APN: 519190025
TELEGRAPH CO, ETAL
140 NEW MONTGOMERY ST
SAN FRANCISCO CA 94105

ASMT: 519190036, APN: 519190036
CABAZON FAMILY PARTNERSHIP NO 1
C/O GARY KANTER
2651 IRVINE AVE STE 141
COSTA MESA CA 92627

ASMT: 519190042, APN: 519190042
DESERT VIEW FINANCIAL
160 GREENTREE DR STE 101
DOVER DE 19904

ASMT: 526070001, APN: 526070001
MORONGO BAND OF MISSION INDIANS
12700 PUMARRA RD
BANNING CA 92220

ASMT: 519190046, APN: 519190046
CABA 7 IRREVOCABLE TRUST
721 S HARBOR BLV
FULLERTON CA 92832

ASMT: 526070002, APN: 526070002
DAVID MILLER, ETAL
C/O DAVID MILLER
14089 ALMOND ST
CABAZON, CA. 92230

ASMT: 523140011, APN: 523140011
USA INDIAN RES 523
UNKNOWN
*

ASMT: 526070003, APN: 526070003
MONICA VARELA
637 MICHIGAN AVE
BEAUMONT CA 92223

ASMT: 525020002, APN: 525020002
RITA ESPOSITO, ETAL
3960 S HIGUERA ST NO 158
SAN LUIS OBISPO CA 93401

ASMT: 526070004, APN: 526070004
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 525020004, APN: 525020004
NEIL DILELLO
5342 RUNNING FAWN CT
RANCHO CUCAMONGA CA 91737

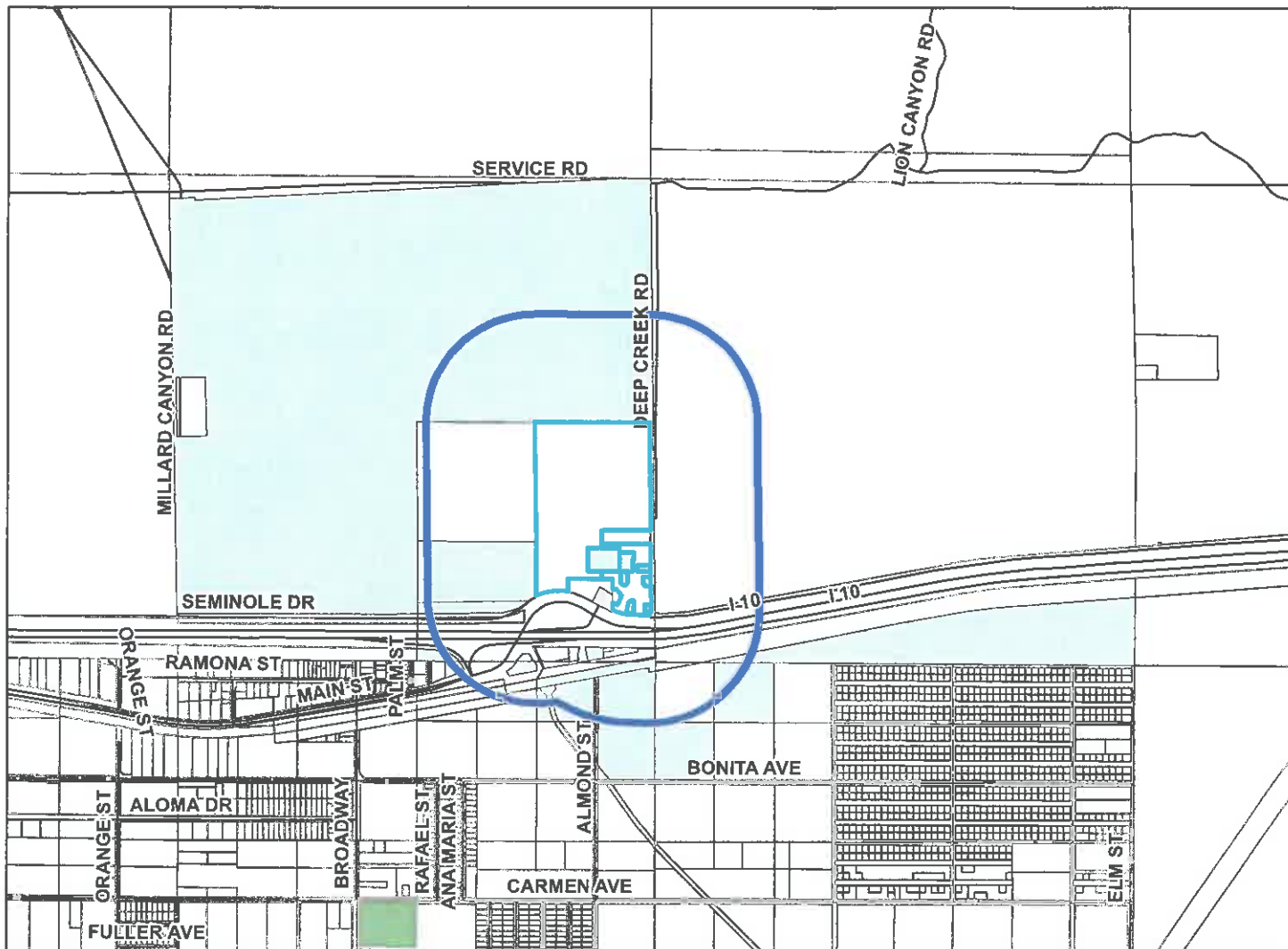
ASMT: 526070006, APN: 526070006
SOUTHERN PACIFIC TRANSPORTATION CO
SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

ASMT: 526060004, APN: 526060004
NEAL T BAKER ENTERPRISES INC
1875 BUSINESS CENTER DR
SAN BERNARDINO CA 92408

ASMT: 526090003, APN: 526090003
ANNETTE RIVAS
79321 PORT ROYAL
BERMUDA DUNES CA 92203

ASMT: 526060008, APN: 526060008
ELENOR SANTIAGO
6240 TOPAZ ST
RANCHO CUCAMONGA CA 91701

PP14522R1



Selected Parcels

526-090-003 519-190-026 519-190-046 519-190-036 519-190-042 519-190-030 526-060-008 525-020-002 519-190-035 519-190-013
 519-190-031 519-190-032 519-190-034 526-070-002 526-070-003 526-070-001 519-190-001 526-060-004 525-020-004 519-190-025
 519-190-002 519-190-003 526-070-004 519-190-018 526-070-006 519-180-018 523-140-011



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

PP14522R1

Project Title/Case Numbers

Dave Alvarez
County Contact Person

951-955-5719
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

World's Biggest Dinosaurs
Project Applicant

PO Box 330, Cabazon CA 92230
Address

The project is located to the northerly of the 10 highway and westerly of Deep Creek Road
Project Location

The project proposes to permit an approximately 2,916 square foot gift shop, a 1,060 square foot caretaker unit, and a 34,279 square foot area of outdoor dinosaur exhibits and landscaping on an existing roadside commercial attraction facility.
Project Description

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

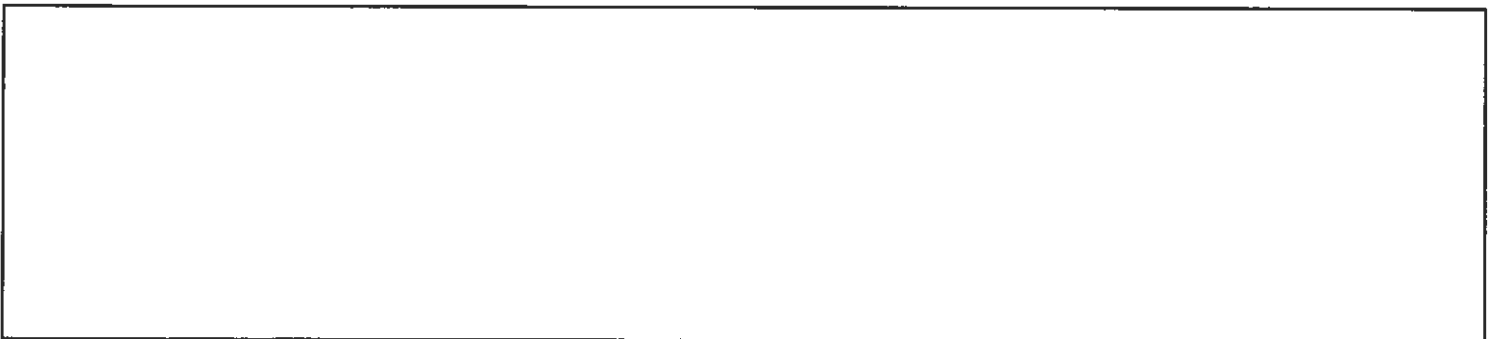
1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the 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.

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP14522R1

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: 10/27/2015

Applicant/Project Sponsor: World's Biggest Dinosaurs Date Submitted: 3/26/2012

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Peter Lange at 951-955-1417.

Please charge deposit fee case#: ZEA42502 ZCFG 5876

FOR COUNTY CLERK'S USE ONLY

* VOID * COUNTY OF RIVERSIDE N* REPRINTED * R1202453
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

Received from: WORLD'S BIGGEST DINOSAURS \$64.00
paid by: CK 1856
CA FISH AND GAME FEE FOR EA42502
paid towards: CFG05876 CALIF FISH & GAME: DOC FEE
at parcel: 50770 SEMINOLE DR CABA
appl type: CFG3

By _____ Mar 26, 2012 16:25
GLKING posting date Mar 26, 2012

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!