



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

JUNE 11, 2018

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

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

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

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

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

3.1 **TENTATIVE PARCEL MAP NO. 36984 – Intent to Adopt a Negative Declaration** – EA42905 – Applicant: Martin Lopez – Owner: Martin Lopez – Engineer: Dan Gomez – Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – Land Use: Community Development: Low Density Residential (CD-LDR) (1/2 acre minimum) – Location: Northerly of Toliver Road, southerly of Placentia Avenue, easterly of Russo Road, and westerly of Evans Road – Zoning: Rural Residential (R-R) – 5.01 Approximate Gross Acres – **REQUEST:** Tentative Parcel Map proposes a Schedule "H" subdivision of a 5.01 acre lot into two (2) 1.02 and two (2) 1.20 acre residential parcels. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

3.2 **PLOT PLAN NO. 26241– Intent to Adopt a Negative Declaration** – EA43014 – Applicant: Placentia and Harvill, LLC c/o Teresa Harvey – Engineer/Representative: CWE Corporation – Owner: Southwest Premier, LLC – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of Water Street, easterly of Interstate 215, westerly of Harvill Avenue, and southerly of Placentia Avenue – 16.87 Acres – Zoning: Manufacturing-Heavy (M-H) – **REQUEST:** Plot Plan No. 26241 proposes the development of a 5,387 sq. ft. truck fueling station with four (4) pumps, along with an 18,044 sq. ft. office and maintenance shop building, and a 400 sq. ft. fuel equipment office building on 16.87 acres ("project"). The truck maintenance operations will consist of oil changes, inspections, transmission services, and tire services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck/trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be 24 hours a day, seven (7) days a week. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

3.3 **TENTATIVE PARCEL MAP NO. 37135 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15304(a) (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) – EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – Cajalco Zoning District – General Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: Northerly of Avenue 'C', southerly of Avenue 'B', easterly of Alder Street, and westerly of Birch Street – 7 Acres – **REQUEST:** A Tentative Parcel Map for a Schedule "H" subdivision of a seven (7) acre lot into four (4) residential parcels, and one (1) remainder lot. Project Planner: Deborah Bradford at (955) 951-6646 or email at dbradfor@rivco.org.

3.4 TENTATIVE PARCEL MAP NO. 37206 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 (Class 15, Minor Land Divisions) – EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** Schedule “G” Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

4.0 PUBLIC COMMENTS:

Agenda Item No.:
Area Plan: Lakeview/ Nuevo
Zoning Area: Nuevo
Supervisory District: Fifth
Project Planner: Dionne Harris
Directors Hearing: June 11, 2017

Tentative Parcel Map No. 36984
Environmental Assessment No. 42905
Applicant: Martin Lopez
Engineer/Representative: Dan Gomez

Charissa Leach, P.E. Assistant
 Director of TLMA

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36984 proposes a Schedule "H" subdivision of a 5.01 acre lot into four lots. Two lots will be 1.02 acres, and the other two lots will be 1.20 acres.

The project site is located northerly of Toliver Road, southerly of Placentia Avenue, easterly of Russo Road, and westerly of Evans Road and within the Lakeview/Nuevo Area Plan.

BACKGROUND:

Sphere of influence

The project site is located within the City of Perris sphere of influence area and was submitted to the City for review on June 28, 2016. County staff received no comments from the City of Perris regarding this project.

Airport Land Use Commission ("ALUC") (File No. ZAP1260MA17)

Pursuant to Policy 1.5.2(d) of the 2004 Riverside County Airport Land Use Compatibility Plan, staff for the Riverside County Airport Land Use Commission (ALUC) reviewed the proposed Parcel Map No. 36984. ALUC staff concluded that the proposed subdivision is consistent with March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan based on the following:

- Parcel Map No. 36984 is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Residential density is not restricted within Airport Compatibility Zone D.
- Although the project is located within the March Air Reserve Base/Inland Port AIA, the actual nearest runway is Runway 15-33 at Perris Valley Airport.
- The project site is located approximately 19,000 feet from the closest point on the runway. At this distance, given the runway elevation of 1,413 feet above mean sea level (AMSL), Federal Aviation Administration (FAA) review would be required for any structures with roof tops exceeding 1,603 feet AMSL.

- The proposed site elevation is 1,441 feet, respectively – the existing structures do not exceed more than 47 feet higher than the runway elevation at March Air Reserve Base/ Inland Port Airport.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on November 15, 2016. Consultation was requested by the Soboba Band of Luiseño Indians on December 14, 2016, San Manuel Band of Mission Indians on December 22, 2016, and consultation was requested by the Morongo Band of Mission on November 15, 2016. There was no response from either Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, the Gabrieleño Band of Mission Indians Kizh Nation, and the Cahuilla Band of Indians Tribes. Consultation with Soboba was held on January 16, 2017.

Consultation with San Manuel was held on December 27, 2016, where conditions of approval were sent. On January 16, 2017, consultation was formally concluded with Soboba. On July 18, 2017, consultation was formally concluded with San Manuel. Consultation with Morongo Band of Mission was held on December 28, 2016, where conditions of approval were sent. On January 11, 2017, revised conditions of approval were sent and approved. On June 16, 2017, consultation was formally concluded with Morongo Band of Mission.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources (10 Planning. 2).

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Two single family residences on the southern half of the property. |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD-LDR) (1/2 acre minimum) |
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the north, south, east and west. |
| 5. Existing Land Use (Ex. #1): | There is two existing single Family Residences. |
| 6. Surrounding Land Use (Ex. #1): | Scattered Single Family Residences to the north, east, south and vacant land to the west. |
| 7. Project Data: | Total Acreage: 5.01
Total Proposed Lots: 4
Proposed Min. Lot Size: 1.02
Schedule: H |
| 8. Environmental Concerns: | Intent to adopt a Negative Declaration |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42905**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 36984, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD: LDR) (1/2 Acre minimum) within the Lakeview/Nuevo Area Plan. Development within this area is encouraged to be "single-family detached residences on large parcels of 0.5 to 1 acres". Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. The proposed subdivision will result in two 1.02 and two 1.20 acre lots. The proposed subdivision is a specifically anticipated use and is consistent with the land use designation as shown in the Lakeview/Nuevo Area Plan and with all other relevant policies of this Area Plan and the overall General Plan.

2. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD-LDR) is located to north, east, west and south east of the project site.

The zoning classification for the subject site is Rural Residential (R-R), one half (1/2) acre minimum lot size. The Tentative Parcel Map proposes the subdividing of one (1) parcel on 5.01 gross acres into four (4) parcels with two (2) being 1.02 acres and two (2) being 1.20 acres.

3. The project site is surrounded by properties which are zoned Rural Residential – One half (1/2) Acre Minimum Lot Size to the north, west, east and south. Existing residential uses have been constructed and are operating within the project vicinity and will be and compatible to the single-family residential land uses that would ultimately be developed as a result of the currently proposed subdivision.

4. The site is surrounded by single family residence to the north, east and south and vacant land to the west of the subject property.

5. The proposed residential lots comply with the development standards for the Rural Residential (R-R) zoning classification of Ordinance No. 348, pursuant to section 5.2 and all other applicable provisions of Ordinance No. 348. More specifically:

The development standards for Rural Residential (R-R) zoning classification require a lot size 1/2 acre minimum. The project complies with the standard because the minimum lot size for the project site is one acre.

The development standards for Rural Residential (R-R) zoning classification require a minimum depth of 100 feet. The proposed project complies with this development standard because the minimum lot depth is 270 feet.

The development standards for the Rural Residential (R-R) zoning classification require a minimum lot width of 80 feet. The proposed residential lots comply with the minimum width

requirements of the Rural Residential (R-R) zoning classification because the minimum width for a residential lot is 165 feet.

The proposed subdivision creates four (4) lots with two lots being 1.02 acres and the other two lots being 1.20 acres. The smallest lot width is approximately 128 feet which is consistent with the development standard for the Rural-Residential (R-R) zoning classification which requires lots to be one-half acre in size and the lots widths to no less than 80 feet and minimum average depth of 100 feet.

6. The proposed project meets all the requirement of Ordinance No. 460 Section 7.1 as stated below:
 - a) The proposed land division of a 5.01 acre site into four single-family residential lots and design and improvements of the proposed map are consistent with the General Plan in that the Land Use Designation of Community Development: Low Density Residential (CD: LDR) encourages a density of 1 dwelling unit per every $\frac{1}{2}$ acre, as proposed the subdivision will have an overall density of 1 dwelling unit per $\frac{1}{2}$ acres. There is no applicable Specific Plan.
 - b) The design of the proposed subdivision is in compliance with the development standards for lots located in the R-R zoning classification in terms of shape and size. The lots proposed will be consistent with the development pattern in the project vicinity and the right-of-way improvements are consistent with the County of Riverside's road standards. The proposed project complies with this requirement.
 - c) The site of the proposed land division is physically suitable for the proposed type of development and the density of the development. The subdivision will be dividing a 5.01-acre site into four single-family residential lots. The lot sizes allow for plenty of area for the required setbacks and is suitable for development given the varied topography of the site. The overall density will result in one dwelling unit per every $\frac{1}{2}$ acre and is compatible with the existing and planned surrounding land uses which consists of Community Development: Low Density Residential (CD: LDR) land use designations which encourages detached single family residences on large parcels of $\frac{1}{2}$ acres. The proposed subdivision will not result in an increase in density than what is allowed per the General Plan.
 - d) Environmental review of the proposed project determined that no significant environmental impacts would occur due to project implementation. The project has been determined to be a Negative Declaration, which has determined that the design of the proposed map will result in no environmental damage, that no fish, or wildlife or their habitat will be damaged, and that no serious public health problems will be caused as a result of this land division or types of improvements proposed.
 - e) The land division is located within a Moderate Fire Hazard Area; however, emergency vehicles can easily access the project site from Evans Road. The project site is not located within a fault zone, or within a $\frac{1}{2}$ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.

- f) Two public utility easements and Eastern Municipal Water District right-of-way easement currently exist on the project site. The design of the tentative parcel map will not conflict with easements, acquired by the public at large for access through or use of property within the proposed subdivision.
7. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Ordinance No. 460 for a Schedule "H" Map. Based on review by staff and as provided below, the proposed project is consistent with the minimum improvements for a Schedule H subdivisions as provided in Section 10.13.A.2. (*Schedule "H" Parcel Map Division*) of Ordinance No. 460 as they pertain to streets, domestic water, fire protection, sewage disposal, and electrical and communication facilities.
- a) Proposed Streets. A Centerline study profile of the map street dedications shall be submitted to the Transportation Department for review and approval. The proposed tentative parcel map is not proposing new streets for this minor lot division. The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department. (50. Transportation-MAP.6) The design of the proposed land division will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the proposed land division gains access from the frontage of Toliver Road.
 - b) If the streets are to be accepted for maintenance by the county, the improvements shall be as follows:
 - 1) All streets except as noted in paragraphs 2 and 3 below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions. Russo Road and Toliver Road shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot fullwidth dedicated right-of-way as approved by the Transportation Department. (50. TRANS.1)
 - 2) Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have the street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461. Sufficient right-of-way along Evans Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way. Sufficient right-of-way along Evans Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way per Standard No. 92, Ordinance 461. Sufficient right-of-way along Toliver Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way. (50. TRANS.7)
 - 3) Rural Residential (Local) roads shall be not less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138. Russo Road and Toliver Road shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way.

c) Existing streets. If any segment of an existing roadway section in which the grade, alignment, and drainage are not adequate as determined by the Transportation and Fire Departments and/or the width of the traveled way is less than 18 feet. Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. (50. TRANS.3)

d) Access Roads. Russo Road and Toliver Road shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department pursuant to Ord. No. 460 10.13.A.1.a and A.1.b. (50. TRANS.1)

8. The following condition of approval (10.TRANS. 8) ensures that the requirements of Ordinance No. 460 as it pertains to Schedule H improvements have been met:

"With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in one is binding as though occurring in all".

9. As a result of Section 3.2.i, and in accordance with Section 3.2.j. of Ordinance No. 460, the applicant has provided written assurances (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. Russo Road and Toliver Road shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way. In the event the above referenced property owners or their successors-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
10. The design of the proposed land division or proposed improvements are not likely to cause any significant impacts, therefore, the project will not require mitigation. The proposed project is not located within an existing Criteria Area of the Western Riverside County Multiple Species Conservation Plan, and as such is not required to dedicate a portion of the project site for dedication purposes.

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted in August 2017, documented in, General Habitat Assessment and Focused Burrowing Owl Surveys, by Ecological Sciences Inc., revised September 7, 2017. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. The project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. (60. Planning EPD) Therefore, the design of the proposed map will not cause any

significant impacts injure fish or wildlife or their habitat, nor will it likely cause serious public health problems.

11. This land division is located within a CAL FIRE state responsibility area and a moderate severity zone.
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.(10.FIRE. 1)
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access with a width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and a unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code, the regulations adopted thereto, and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists. The project meets these requirements by providing primary access on Toliver Road which is a 30 feet width. There is adequate accessibility to the project site for all emergency service vehicles.
12. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. (COA 60. PLANNING. 5)
13. This project is within the City Sphere of Influence of Perris. This project was provided to the City of Perris for review and comment on June 28, 2016. No comments were received either in favor or opposition of the project.
14. Environmental Assessment No. 42905 identified no potential significant impacts to the Parcel Map as no development is proposed at this time. Nonetheless, all future actions to the Parcel Map will require additional CEQA processing.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Residential Density Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed subdivision of 5.01 acres into two 1.02 and 1.20 acres parcels is consistent with the development standards set forth in the Rural Residential zoning classification.
3. The proposed project is consistent with the Rural Residential zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The public's health, safety, and general welfare are protected through project design.
6. The proposed project is clearly compatible with the present and future logical development of the area.
7. The proposed project will not have a significant effect on the environment.
8. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSCHP).

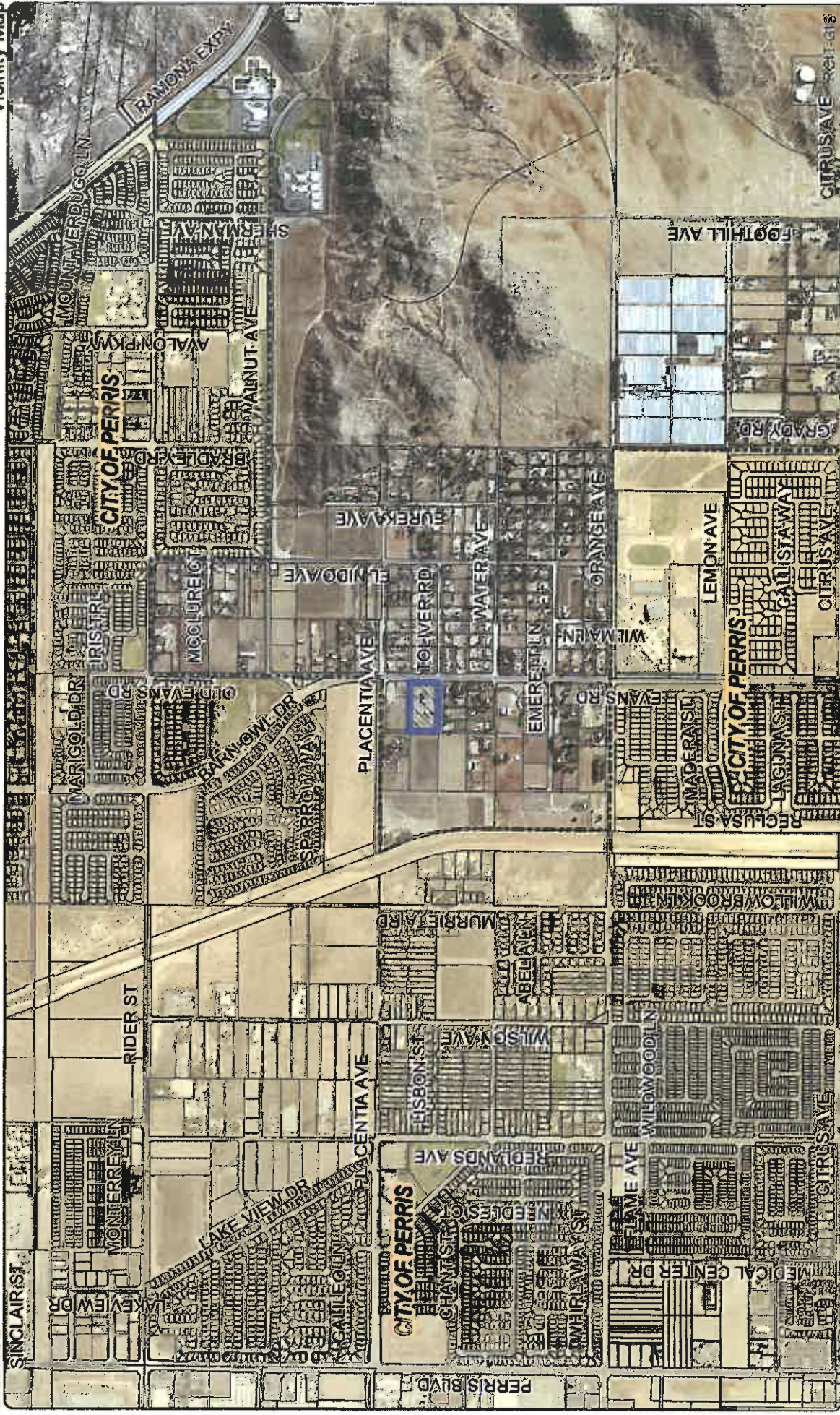
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. A General Plan Policy Overlay Area.
 - e. An Agricultural Preserve.
 - f. A Multiple Species Habitat Conservation Plan Cell.
 - g. A Hazardous Fire Area.
3. The project site is located within:
 - a. The boundaries of the City of Perris;
 - b. The boundaries of the Val Verde Unified School District.
 - c. The Lakeview/Nuevo Redevelopment Area.
 - d. Community Service Area #152
 - e. An area of low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 300-110-025.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36984
VICINITY/POLICY AREAS

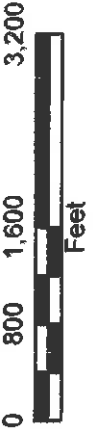
Supervisor: Ashley
 District 5

Date Drawn: 02/23/2018
 Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

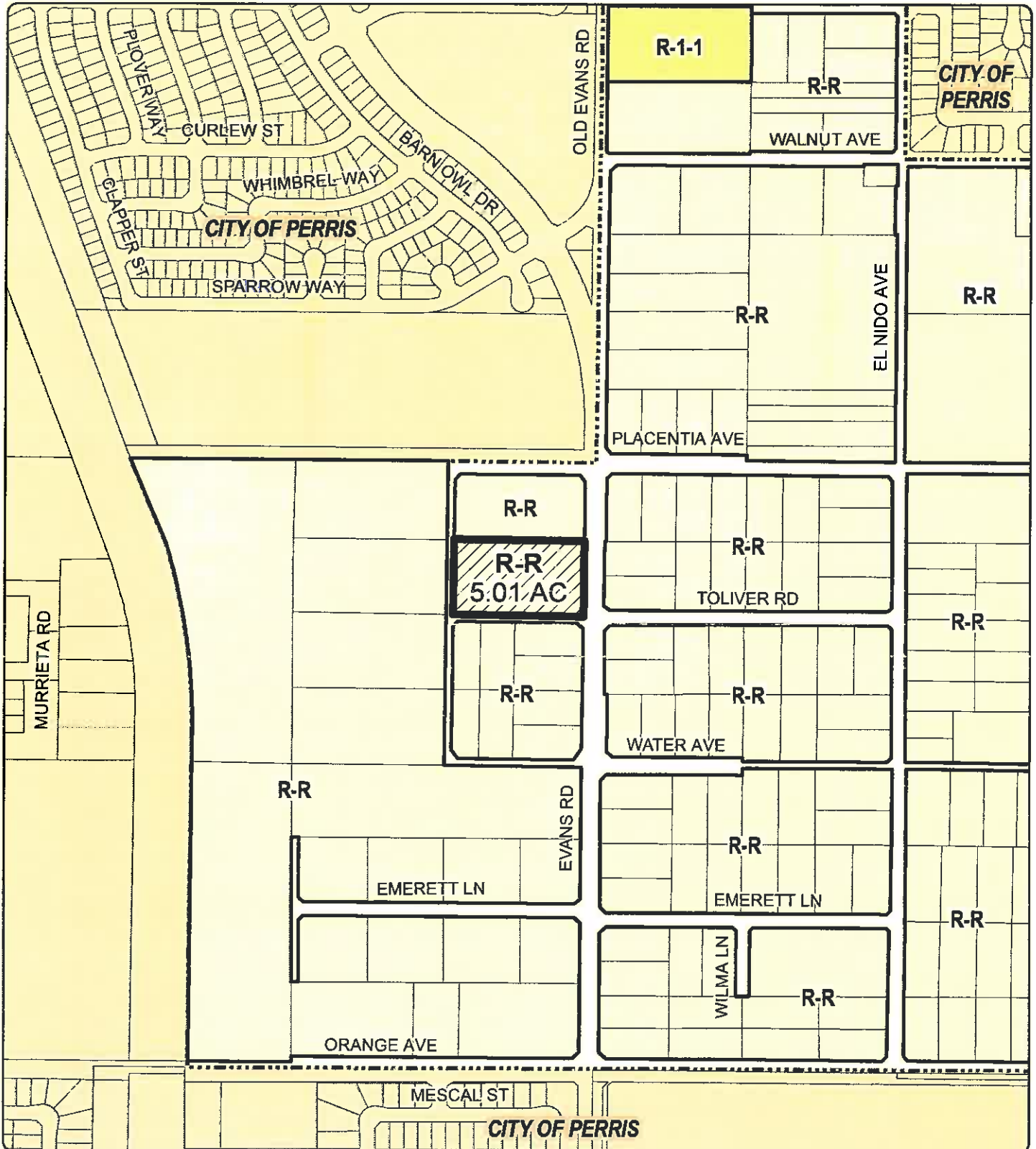
PM36984

EXISTING ZONING

Supervisor: Ashley
District 5

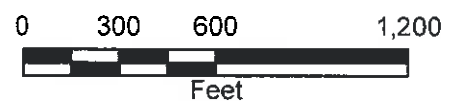
Date Drawn: 02/23/2018

Exhibit 2



Zoning Area: Nuevo

Author: Vinnie Nguyen



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

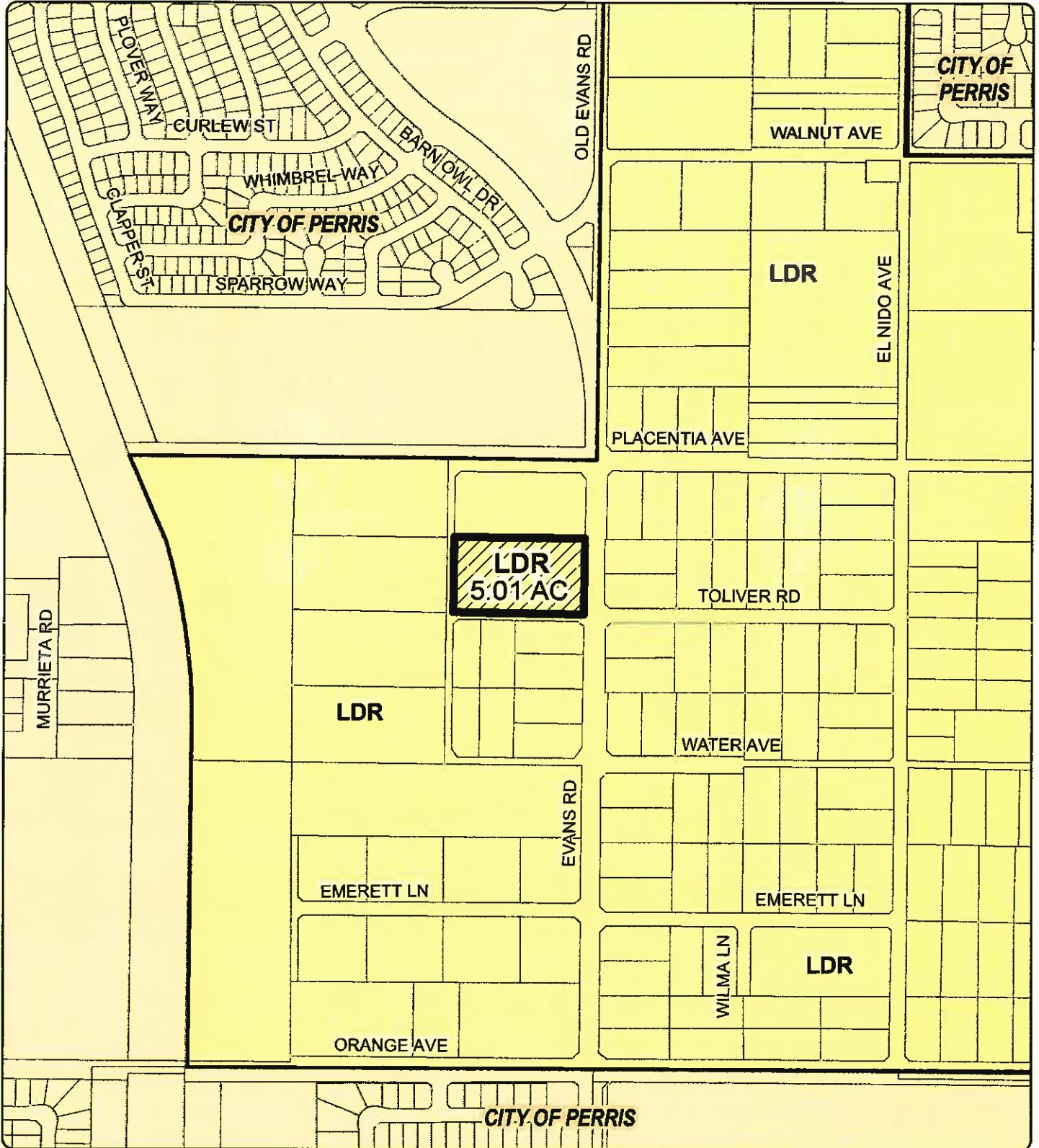
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36984

EXISTING GENERAL PLAN

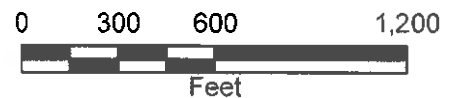
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District 5

Date Drawn: 02/23/2018
Exhibit 5



Zoning Area: Nuevo

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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36984

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 02/23/2018

Exhibit 1



Zoning Area: Nuevo

Author: Vinnie Nguyen

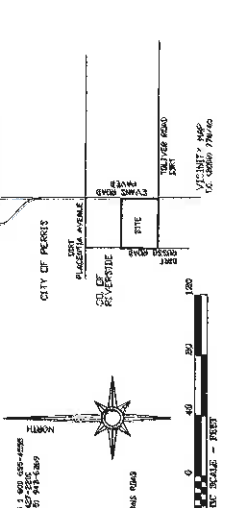
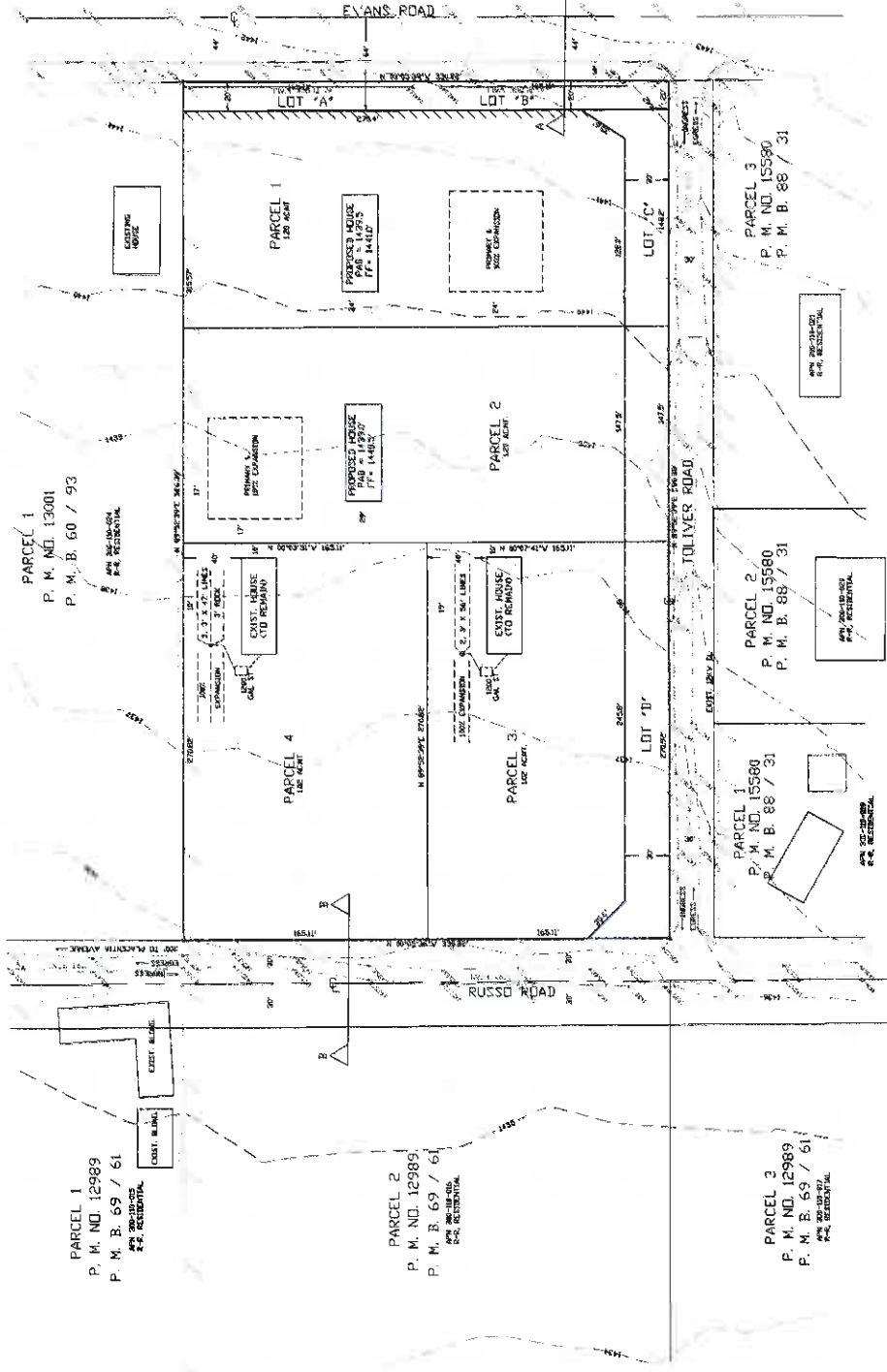


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TENTATIVE PARCEL MAP NO. 36984

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 LANDMARK SURVEYS, INC.
 15001 S. LAMAR AVENUE, SUITE 100, RIVERSIDE, CALIFORNIA 92504
 AUGUST 2015

LEGAL DESCRIPTION OF PARCEL 1: PARCEL 1, MAP NO. 12989 AS SHOWN ON MAP FILE NO. 8000 47 PAGE 99 OF PARCEL MAP NO. 12989, COUNTY OF RIVERSIDE, CALIFORNIA, IS THE ENTIRE UNDIVIDED INTEREST OF THE LANDS DESCRIBED AS FOLLOWS:
 TRACT 1, 444 AC, TOTAL GROSS ACRES: 444 AC.
 THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS DIMENSION OF THE LAND BOUNDARY.
 THIS TENTATIVE MAP IS NOT A FINAL MAP. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE COUNTY OF RIVERSIDE.
 THERE ARE NO ENCUMBRANCES ON THE PROPERTY.
 THE PROPERTY IS NOT WITHIN A COMMUNITY DEVELOPMENT SERVICE AREA.
 THERE ARE NO STRAIGHT BOUNDARY PROJECTIONS.
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UTILITIES: THE EXISTING UTILITIES ARE SHOWN ON THE MAP. THE LOCATION OF THE UTILITIES IS NOT GUARANTEED. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP NO. 36984
 SHEET 1
 OF 1
 1 SHEET

NO.	REVISION	DATE

LANDMARK SURVEYS
 LANDMARK SURVEYS, INC.
 15001 S. LAMAR AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 TEL: 951-514-0000
 FAX: 951-514-0001



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 36984

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, AND LOCATION. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: April 30, 2018

Applicant/Project Sponsor: Martin Lopez Date Submitted: February 22, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Planning Director Date: _____

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

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

For additional information, please contact Dionne Harris at (951)955-6836.

Revised: 02/22/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42905 ZCFG6277

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42905
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36984
Lead Agency Name: County Of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dionne Harris, Project Planner
Telephone Number: 951-955-5719,
Applicant's Name: Martin Lopez
Applicant's Address: 1210 Nance St., Perris CA 92571
Engineer's Name: Dan Gomez
Engineer's Address: 14586 choke Cherry Dr., Victorville CA 92392

I. PROJECT INFORMATION

Project Description: Tentative Parcel Map No. 36984 is proposing a Schedule 'H' subdivision of 5.01 gross acres into four residential lots, with a minimum lot size of one acre.

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

B. Total Project Area: 4.44 acres

Residential Acres: 5.01	Lots: 4	Units: 4	Projected No. of Residents: 8
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 300-110-025

D. Street References: The project is located northerly of Toliver Rd., southerly of Placentia Ave, easterly of Russo Rd., and westerly of Evans Rd.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 16, Township 4 South, Range 3 West

Brief description of the existing environmental setting of the project site and its surroundings:
The proposed project site is located in the Lakeview/Nuevo Area Plan of the Riverside County General Plan. The proposed project site has two existing residential dwellings. This area is a rural community with an equestrian focus.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is located in the Lakeview/Nuevo Area Plan of the Riverside County General Plan. The land use designation is Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum).

2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The project proposed residential uses, which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

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

C. Foundation Component(s): Community development

D. Land Use Designation(s): Low Density Residential (1/2 acre minimum)

E. Overlay(s), if any: Not Applicable

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded to the north, east, west and south by properties which are designated Community Development: Low Density Residential (1/2 acre minimum).

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

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

3. **Land Use Designation(s):** Low Density Residential(LDR) (1/2 Acre Minimum)

4. **Overlay(s) and Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Rural Residential(R-R)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Rural Residential(R-R) to the north, east, south and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Project Planner Dionne Harris

Printed Name

March 08, 2018

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-8 "Scenic Highways"

Findings of Fact:

- a. The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have less than a significant impact.
- b. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project. The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to the GIS Database, the project site is located 62.9 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. Therefore, impacts are considered 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) The parcels created by this tentative map will ultimately be developed with residential units (two are already existing) similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

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

Findings of Fact:

a) The project is located on a land designated as "Local Importance" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Therefore, no impact will occur.

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

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, no impact will occur.

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 project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact will occur.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. Therefore, no impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP. Any impacts are considered less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lakeview/Nuevo Area Plan land use designations. The General Plan (2015) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality due to the project being a subdivision of land. The project would impact air quality in the short-term during construction and in the long-term through operation if the project is developed in the future. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors. No impact will occur.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) The project will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Findings of Fact:

a)The project site exists on a 5.01 acre parcel (APN 300-110-025) which is located within the Western Riverside County Multiple Species Habitat Conservation Plan Lakeview/Nuevo Area Plan. The vast majority of the site is comprised of introduced grasses and forbs scattered in the disturbed areas with few trees. The project is not located within a Criteria Cell, and thus not subject to the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process.

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

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted in August 2017, documented in, General Habitat Assessment and Focused Burrowing Owl Surveys, by Ecological Sciences Inc., revised September 7, 2017. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. The project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b)No Rare, threatened or endangered plant or animal species or habitat were observed on or near the project site. Therefore, impacts are considered less than significant.

c)The Riverside County Planning Department, Environmental Programs Division determined the implementation of nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance. Therefore, impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project will not 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 with adherence to Riverside County Conditions of Approval. Therefore, impacts are considered less than significant.

e-f) No MSHCP Riparian/Riverine/Vernal Pool habitat exists on the project site. No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur. Therefore, impacts are considered less than significant.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project site has been previously disturbed. The project does not propose the demolishing of historic structures. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying historic resources is less than significant. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project site has been previously disturbed. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying an archaeological site is less than significant.

b) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 which requires that if human remains are discovered during ground disturbing activities all ground-disturbing activities must be stopped and the County Coroner be notified. Any impact would be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. TRIBAL CULTURAL RESOURCES

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

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

A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant pursuant to criteria set forth in subdivision © of Public Resources Code Section 5024.1. In Applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of fact:

a) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on November 15, 2016. Consultation was requested by the Soboba Band of Luiseño Indians on December 14, 2016, San Manuel Band of Mission Indians on December 22, 2016, and consultation was requested by the Morongo Band of Mission on November 15, 2016. There was no response from either Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, the Gabrieleño Band of Mission Indians Kizh Nation, and the Cahuilla Band of Indians Tribes. Consultation with Soboba was held on January 16, 2017.

Consultation with San Manuel was held on December 27, 2016, where conditions of approval were sent. On January 16, 2017, consultation was formally concluded with Soboba. On July 18, 2017, consultation was formally concluded with San Manuel. Consultation with Morongo Band of Mission was held on December 28, 2016, where conditions of approval were sent. On January 11, 2017, revised conditions of approval were sent and approved. On June 16, 2017, consultation was formally concluded with Morongo Band of Mission.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources (10 Planning. 2).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Paleontological Resources

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

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

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils) at the surface. The proposed project site/earthmoving activities could potentially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report (GEO) No. 2574

Findings of Fact:

- a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. According to GEO02574, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.
- b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2574

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) GEO02574 concluded that "Due to the presence of medium dense to very dense older alluvial soils at the site, the results of our analysis indicate that the potential for liquefaction and seismically induced settlement is negligible." Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologic Report (GEO) No. 2574

Findings of Fact:

- a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

15. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2574

Findings of Fact:

- a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain therefore the project is not subject to rock fall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

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

16. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report (GEO) No. 2574

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Other Geologic Hazards

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

Source: Project Application Materials, County Geologic Report (GEO) No. 2574

Findings of Fact:

a) The project site is not located near 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.

18. Slopes

a) Change topography or ground surface relief features?

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Building and Safety – Grading Review, County Geologic Report (GEO) No. 2574

Findings of Fact:

- a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.
- b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.
- c) The project does not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review, County Geologic Report (GEO) No. 2574

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) GEO02574 concluded, “On-site soils are considered to have a very low expansion potential. According to the California Building Code, special design criteria for expansive soils will not be necessary.” Impacts would be less than significant.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 4 residential parcels (1.00 acre, 1.00 acre, 1.22 acres and 1.22 acres). Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 4 units (with two residential units already existing), and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

b) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, impacts are considered less than significant.

c) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore impacts are considered less than significant.

d) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located within Zone E of the March Air Reserve Base Airport Land Use Compatibility Plan (ALUCP) that was adopted on March 13, 2014. The ALUCP states that noise impacts within Zone E are predicted to be low and that portions of airspace within Zone E are occasionally used as a flight corridor. Since any future development of the proposed project site would be limited to a single family home, the proposed project is not included in the prohibited uses of Zone E and the proposed project would not result in the construction of structure prohibited to occur within Zone E. Although the site is located within the March Air Reserve Base/Inland Port Airport Influence Area, the actual nearest runway to the site is Runway 15-33 at Perris Valley Airport. The elevation of this runway at its northerly terminus is 1,413 feet above mean sea level (1413 AMSL). At a distance of approximately 19,000 feet from the runway to the project site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,603 feet AMSL. The site elevation is 1,441 feet AMSL, so it is highly unlikely that any structures would exceed 1,603 feet AMSL. Furthermore, structures not exceeding 47 feet in height would be below the elevation of the runway at March Air Reserve Base/Inland Port Airport. Therefore, review by the FAA OES was not required. Any impact would be less than significant.

b) Proposed projects occurring within Zone E of the March Air Reserve Base ALUCP that are less than 100 feet tall are not required to be reviewed by the Airport Land Use Commission. The future development of the proposed project site with a single residential home would not be taller than 100 feet. Any impact would be less than significant.

c) The March Air Reserve Base ALUCP assigns a low level of risk to properties occurring within Zone E. Any impact would be less than significant.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan, the project site is not located in a High Fire Area. In addition, any development of the proposed project site would be required to adhere to Riverside County Ordinance No. 787 and the California Building Code which contain provisions for the prevention of fire hazards. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, impacts are considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. Therefore, there will be no impact.

c) The proposed project is located within the boundaries of the Eastern Municipal Water District. At this time, the water district has not indicated that the addition of three residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, impacts are considered less than significant.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there will be no impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there will be no impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not 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 and odors). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The topography of the area is relatively flat. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore impacts are considered less than significant.

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

c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The impacts will be less than significant.

d) The project will not cause changes in the amount of surface water in any water body. The impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The Tentative Parcel Map is a Schedule H subdivision of 5.01 acres into four (4) residential parcels with Parcel 1 proposed to be 1.00 acres and Parcel 2 proposed to be 1.22 acres. The existing General Plan Land Use Designation and the existing zoning classification, Community Development: Low

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Density Residential (½ Acre Minimum) (CD:LDR) and the zoning classification of Rural Residential (R-R), are intended for residential uses. Therefore, the proposed project will not alter the planned land use at the site. Any impact would be less than significant.

b) The project is located within the City of Perris sphere of influence. No information provided suggested that the proposed project would affect land uses within Perris or adjacent city or county boundaries. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The proposed project is currently zoned Rural Residential (R-R). The subdivision of 4.44 acres into four (4) residential parcels that will be (1.00 acre, 1.00 acre, 1.22 acres and 1.22 acres) is generally consistent with the intent of the R-R zone and it will not result in a use of the project site that is inconsistent with the existing zone. Impacts will be less than significant.

b) The site is surrounded by land that is zoned Rural Residential (R-R). Therefore, the proposed project is compatible with the existing surrounding zoning. Impacts will be less than significant..

c) Vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area. Impacts will be less than significant.

d) The land use designation for the proposed project site is Community Development: Low Density Residential (RC:LDR). The project is proposing to subdivide 4.44 acres into four (4) residential parcels. Because the proposed project will result in four large parcels that will contain detached, single family residential dwellings, the proposed project will be consistent with the building intensity of the Community Development: Low Density Residential (RC:LDR) Land Use Designation. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. Impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

Findings of Fact:

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there will be no impact.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. Therefore, there will be no impact.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Therefore, there will be no impact.

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

Monitoring: No monitoring measures are required

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The proposed project is within Zone E of the March Air Reserve Base Airport Land Use Compatibility Plan (ALUCP). Zone E is described to have low-level noise impacts due to occasional overflights. The ALUCP also states that land within Zone E is beyond the limit of the 55 Community Noise Equivalent Level (CNEL). Table N-1 of the Riverside County General Plan describes the Normally Acceptable Noise exposure for Residential - Low Density, Single Family Homes as ranging from 50 to 60 CNEL. Any impact would be less than significant.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not be impacted by highway noise. The project is not near any major highways and therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered less than significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
36. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence, no displacement of existing housing will occur. Therefore, there will be no impact.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan. Therefore, there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.

d) The site is not located in a County Redevelopment Area. Therefore, there will be no impact.

e) The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.

f) The project will not induce substantial population growth in the area. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.11) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. The project will have a less than significant impact.

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

Monitoring: No monitoring measures are required

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Perris Area Fund, GIS Database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The 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. Impacts 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.

RECREATION

42. Parks and Recreation

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

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

Findings of Fact:

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

b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur. Therefore, there will be no impact.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

43. Recreational Trails

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

Findings of Fact:

No requirements were stated by the County Open Space and Recreation District. Therefore, there is no impact.

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

Monitoring: No Monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project for the subdivision of 5.01 gross acres into four residential lots, with a minimum lot size of one acre. The ultimate development of the project site will result in the construction of four (4), one (1) acre single-family residences. The project will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Russo Road and Toliver Road shall be improved with 24 feet of acceptable Aggregate Base

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. No conflict with the circulation system in regards to all modes of transportation will occur due to project implementation, nor will a traffic study be required due to the relatively low counts of traffic anticipated to be generated by the proposed project. Impacts will be less than significant.

b) The project will have a less than significant impact on the level of service standard established by the County congestion management program for designated road or highways. The Transportation Department has conditioned this project to improve Russo Road and Toliver Road. The ultimate development of the project site will result in the construction of four (4), one (1) acre single-family residences. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. Therefore, there will be no impact.

c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The ultimate development of the project site will result in the construction of four (4), one (1) acre single-family residences. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. Therefore, there will be no impact.

d) The project site will have no impact on circulation altering waterborne, rail or air traffic. Therefore, there will be no impact.

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

f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads. Therefore, there will be no impact.

g) The proposed project will ultimately allow for the construction of four (4) single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. As previously mentioned, The project site is located within an area designated for single-family development and the applicant will be required to construct improvements to the roadway system as required by the Transportation Department. No conflict with the circulation system in regards to all modes of transportation will occur due to project implementation, nor will a traffic study be required due to the relatively low counts of traffic anticipated to be generated by the proposed project. Therefore, there will be no impact.

h) With the incorporation of conditions of approval in terms of length of driveway, turnaround, slope, and opening adequate emergency access onto and out of the project site will be ensured to have no impact on circulation resulting in inadequate emergency access or access to nearby uses. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks, pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: There are no bike trails adjacent to the project site. The Lakeview/Nuevo Canyon Area Plan indicates no trails. The Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by the Eastern Municipal Water District with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Department of Environmental Health Review

a) The proposed 4-lot subdivision is located in a rural area and the lots will be sized from one acre to 1.22 acres. Each lot will be served by individual septic systems. The approximate septic drip field locations for each lot are depicted on the Tentative Parcel Map No. 36984. Approximate septic drip field expansion areas are also depicted. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition, each residential lot shall also require a renewable annual operating permit issued by the Department of Environmental Health (COA: 60.E HEALTH.1). Impacts will be less than significant.

b) As mentioned in 46.a) the project site will be served by individual septic systems. Thus, no impacts to wastewater treatment providers will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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. Impacts will be less than significant.

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

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

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

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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. Impacts will be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

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.

V. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

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

VI. AUTHORITIES CITED

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

Revised: ~~4/30/2018 1:15 PM~~4/30/2018 1:11 PM
 EA 2010.docx



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez
Agency Director*

02/22/18, 1:53 pm

PM36984

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36984. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Notification Document is included as part of the justification for the recommendation of approval of this Tentative Parcel Map and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 3rd & 5th District Design Guidelines 3. County Wide Design Guidelines and Standards 4. County Design Guidelines • Lakeview Nuevo (Adopted 8/1/2006)

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP EXHIBIT

Tentative Map, Amended No. 36984, dated January 31, 2017.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

• State Subdivision Map Act • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)] 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 460 (Division of Land) • Ord. No. 461 (Road Improvement Standards) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 679 (Directional Signs for Subdivisions) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 859 (Water Efficient Landscape Requirements) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

Tentative Parcel Map No. 36984 proposes a Schedule "H" subdivision of a 5.01 acre lot into two 1.02 and two 1.20 acre residential parcels.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 3 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

No additional action is being required at this time. However, as with any real property if previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 0010-Fire-MAP*-#16-HYDRANT/SPACING

Schedule H fire protection: provide approved standard fire hydrants (6"x4"x2 1/2") within 400 feet of all portions of all structures. Hydrants may be installed within 600 feet of all residential structures and accessory structures equipped with an approved fire sprinkler system. Minimum fire flow shall be 500 GPM for 2 hour duration at 20 PSI for residential structures up to 3,600 square feet equipped with an approved fire sprinkler system.

Flood

Flood. 1 0010-Flood-MAP ELEVATE FINISH FLOOR

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

Flood. 2 0010-Flood-MAP FLOOD HAZARD REPORT

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

Parcel Map 36984 is a proposal to subdivide 4.44-acres into 4 lots in Lakeview/Nuevo area. The project site is located north of Toliver Road, south of Placentia Ave, west of Evans Road and east of Russo Road.

The proposed lot is parcel 2 of PM 13001. This development will be impacted by sheet flow type runoff with a drainage area of approximately 45-acres from the east. The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. These flood proofing measures will protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows. If proposed, mobile homes shall be placed on a permanent foundation. Mobile homes shall be placed on a permanent foundation systems.

The site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which the Board of Supervisors have established drainage fees. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for the applicable ADP is \$8,875 per acre, the fees due will be based on the fees in effect at the time of payment.

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 0010-Planning-MAP - GEO02574 ACCEPTED

County Geologic Report GEO No. 2574, submitted for the project PM36984, APN 300-110-025-6, was prepared by Inland Foundation Engineering, Inc. The report is titled;

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - GEO02574 ACCEPTED (cont.)
"Geotechnical Report, Tentative Parcel Map No. 36984, NWC Evans Road and Toliver Road, Perris Area, Riverside County, California", dated August 24, 2017. GEO02574 concluded: 1.No active faults are known to project through the site and the site is not within a State of California "Alquist-Priolo Earthquake Fault Zone" or a Riverside County mapped fault zone. 2. Based upon published maps, onsite mapping, and a review of aerial photographs of the site, the potential for ground rupture is considered to be low. 3. Based on a historic high groundwater depth beneath the site on the order of 35 feet, and the presence of medium dense to very dense older alluvial soils at the site, it is our opinion that the potential for liquefaction at the site is negligible. 4. Due to the relatively low-lying relief of the site and adjacent areas, the potential for landsliding due to seismic shaking is considered very low. 5. Based on the location of the site and the relatively planar topography of the property up-gradient of the site, it is our opinion that the hazard of debris flow should be considered low. 6. Static settlement of foundations is estimated to be approximately one-inch total. Differential settlement between foundations of similar size and load is expected to be less than one-half inch vertical over 40 feet horizontal. 7. Laboratory testing indicates that near-surface soil within the zone of influence to the proposed development has a very low expansion potential. GEO02574 recommended: 1. All building, slab and pavement areas and all surfaces to receive compacted fill should be cleared of existing loose soil, vegetation, tree roots, artificial fill, debris, and other unsuitable materials. 2. Within the building pad, a minimum over-excavation depth of three (3) feet below existing or finish grade, or one (1) foot below the bottom of deepest footing, whichever is deeper, is recommended. 3. Over-excavation should extend laterally for at least five (5) feet outside the exterior building foundation lines. 4. All surfaces to receive compacted fill should be subject to observation and compaction testing prior to processing.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

descendants' preferences for treatment. The descendants' preferences for treatment may include the following: "The nondestructive removal and analysis of human remains and items associated with Native American human remains. "Preservation of Native American human remains and associated items in place. "Relinquishment of Native American human remains and associated items to the descendants for treatment. "Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: "Record the site with the commission or the appropriate Information Center. "Utilize an open-space or conservation zoning designation or easement. "Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

In addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

Planning. 4 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 5 0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 6 0010-Planning-MAP - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)

representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 7 0010-Planning-MAP*- MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

Planning. 8 0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Rural Residential (R-R) zone.

Planning. 9 0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

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

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
its Office of County Counsel.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT

The developer/permit holder shall ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition. ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

Prior to the installation or rehabilitation of 2,500 square

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT
(cont.)

feet or more of [IF CUP OR MAP FOR COMMERCIAL/INDUSTRIAL PROJECT THEN REMOVE PHRASE "2,500 SQUARE FEET OR MORE"] landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using. 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS; 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and, 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Transportation. 5 0010-Transportation-MAP - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site <http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Transportation. 6 0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Russo Road since adequate right-of-way exists per 67/93.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - NO ADD'L ROAD IMPRVMENTS
(cont.)

Transportation. 7 0010-Transportation-MAP - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Evans Road due to existing improvements.

Transportation. 8 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 9 0010-Transportation-MAP - TS/EXEMPT

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS
(cont.)

County Department of Environmental Health, Environmental Protection and Oversight Division at
1.888.722.4234.

Plan: PM36984

Parcel: 300110025

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 4 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 5 0050-Fire-MAP-#6-ECS WATER CERTIFICATION Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provide written certification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will not be less than 20 feet in width per the 2013 CFC and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 40 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO/MAN GATES Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

050 - Fire. 8 0050-Fire-MAP-#8-ECS-WATER TANK/WELL Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: "Prior to the issuance of a building permit, the applicant or developer shall provide a water system for fire protection consisting of a private well and water storage tank of sufficient size, approved by the Riverside County Fire Department."

Plan: PM36984

Parcel: 300110025

50. Prior To Map Recordation

Fire

050 - Fire. 9 0050-Fire-MAP-#98-ECS-HYD/WTR TANK Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided by either: 1) a domestic water system with an approved fire hydrant system, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

050 - Fire. 10 0050-Fire-MAP*-#59-ECS-HYDR REQUIR Not Satisfied

ECS Map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that standard fire hydrant(s) (6"x4"x2 1/2") exist or financial arrangements have been made to provide hydrant(s).

050 - Fire. 11 0050-Fire-MAP*-#70-ECS-ADDRESS Not Satisfied

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

Flood

050 - Flood. 1 0050-Flood-MAP ELEVATE FINISH FLOOR ECS Not Satisfied

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

050 - Flood. 2 0050-Flood-MAP PERRIS VALLEY ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows: NOTICE OF DRAINAGE FEES Notice is hereby given that this property is located in the Perris Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 3 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

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

Planning

050 - Planning. 1 0050-Planning-MAP - CCOC FOR REMNDR PARCEL Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

Plan: PM36984

Parcel: 300110025

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - COMPLY WITH ORD 457 Not Satisfied

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

050 - Planning. 3 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 4 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6 0050-Planning-MAP - REMOVAL OF STRUCTURES Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Division that all existing structures on the subject property have been properly removed.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Evans Road and so noted on the final map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied

Russo Road and Toliver Road shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way as approved by the Transportation Department.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

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

050 - Transportation. 3 0050-Transportation-MAP - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - REMOVE FENCE/STRUCTURE Not Satisfied

Fence/block wall and any other structure(s) shall be removed from the ultimate road right-of-way by the project

Plan: PM36984

Parcel: 300110025

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - REMOVE FENCE/STRUCTURE (cont.) Not Satisfied
proponent. No cost shall be accrued to the County of Riverside for the demolishing and relocation of said
structures.

050 - Transportation. 6 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 7 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied

Sufficient right-of-way along Evans Road shall be dedicated for public use to provide for a 64 foot half-width right-of-way per Standard No. 92, Ordinance 461. Sufficient right-of-way along Toliver Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A".

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP PERRIS VALLEY ADP FEES Not Satisfied

PM 36984 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

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

060 - Planning. 2 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1.Description of the proposed site and planned grading operations. 2.Description of the level of monitoring required for all earth-moving activities in the project area. 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

Plan: PM36984

Parcel: 300110025

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11. All pertinent exhibits, maps and references. 12. Procedures for reporting of findings. 13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 4 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

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

060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

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 areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game

Plan: PM36984

Parcel: 300110025

60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 6 0060-Planning-MAP - SECTION 1601/1603 PERMIT (cont.) Not Satisfied
notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.
- 060 - Planning. 7 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques: 1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain. 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain. 3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding. 4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

- 060 - Planning. 8 0060-Planning-MAP*- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot number[s] ____, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

- 060 - Planning. 9 0060-Planning-MAP*- OAK TREE EASMNT (2) Not Satisfied

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING___ has been complied with.

- 060 - Planning. 10 0060-Planning-MAP*- SKR FEE CONDITION Not Satisfied

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

Planning-EPD

- 060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active"

Plan: PM36984

Parcel: 300110025

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BURROWING OWL (cont.) Not Satisfied

nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is (February 1st through August 31st). If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT PLANS (WQMP) Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be require to submit a WQMP and associates plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-NO GRADING VERIFICATION Not Satisfied

Plan: PM36984

Parcel: 300110025

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-NO GRADING VERIFICATION (cont.) Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Fire

080 - Fire. 1 0080-Fire-MAP-#50A- WATER TANK SYSTEM Not Satisfied

Prior to the release of your installation, site prep and/or building permits from Building and Safety. A private water storage/well system must be installed per the Environmental Constraint Sheet Map that was filed with the Riverside County Surveyor's Office. Review and approval of the water tank installation will need to be given to the Riverside County Fire Department. Contact the fire department for verification guidelines.

080 - Fire. 2 0080-Fire-MAP-#50B-HYDRANT SYSTEM Not Satisfied

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them. Also a map or APN page showing the location of the fire hydrant and access to the property.

080 - Fire. 3 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard. West County- Riverside Office 951-955-4777 East County- Palm Desert Office 760-863-8886

Flood

080 - Flood. 1 0080-Flood-MAP PERRIS VALLEY ADP FEES Not Satisfied

PM 36984 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - SKR OCCUPY/CORE IN HCP Not Satisfied

Prior to the issuance of a grading permit, or issuance of a building permit for the construction of a primary structure, a mobile home site preparation permit, or a mobilehome installation permit, whichever comes first: a. A Section 10(a) Permit issued pursuant to the provisions of the federal Endangered Species Act of 1973 and an Agency Agreement State Endangered Species Permit issued pursuant to the provisions of the California Endangered Species Act which authorize take of the Stephen's Kangaroo Rat must be in effect, and

Plan: PM36984

Parcel: 300110025

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 0080-Planning-MAP - SKR OCCUPY/CORE IN HCP (cont.) Not Satisfied

b. Submission of a focused SKR biological report, compiled in accordance with the Riverside County Planning Department "Requirements for Submittal of Biological Reports". The report shall be prepared by a biologist authorized by the U.S. Fish and Wildlife Service to trap the Stephen's Kangaroo Rat for scientific purposes documenting the amount of occupied Stephen's Kangaroo Rat habitat subject to disturbance or destruction. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

080 - Planning. 3 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 4 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Perris Area School Fund shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS (WQMP) Not Satisfied

This condition applies if a grading permit is not required. Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. 4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in

Plan: PM36984

Parcel: 300110025

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.) Not Satisfied
accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM Not Satisfied
Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Planning

090 - Planning. 1 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 5.01 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied
Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Martin Lopez and Maria A. Gil ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 300-110-025 ("PROPERTY"); and,

WHEREAS, on May 2, 2017, PROPERTY OWNER filed an application for Parcel Map No. 36984 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:
Martin Lopez
Maria A. Gil
1210 Nance Street
Perris, CA 92571

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

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

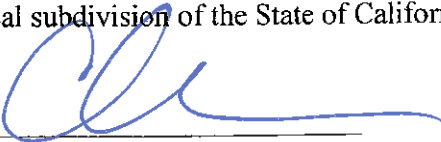
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

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

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

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

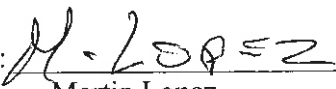
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 10/30/17

PROPERTY OWNER:

Martin Lopez
Maria A. Gil

By: 
Martin Lopez

Dated: 10-20-17

By: 
Maria A. Gil

Dated: 10-20-17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK 11/20/17
DATE



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 1, 2017

CHAIR
Rod Ballance
Riverside

Ms. Dionne Harris, Project Planner
County of Riverside Planning Department

VICE CHAIRMAN
Steve Manos
Lake Elsinore

4080 Lemon Street, 12th Floor
Riverside, CA 92522

COMMISSIONERS

Arthur Butler
Riverside

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

John Lyon
Riverside

File No.: ZAP1260MA17

Glen Holmes
Hemet

Related File No.: PM36984 (Tentative Parcel Map)

APN: 300-110-025

Russell Betts
Desert Hot Springs

Dear Ms. Harris:

VACANCY

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM36984 (Tentative Parcel Map), a proposal to divide 5.01 gross acres located on the northwest corner of Evans Road and Toliver Road into four residential parcels.

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

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

Although the site is located within the March Air Reserve Base/Inland Port Airport Influence Area, the actual nearest runway to the site is Runway 15-33 at Perris Valley Airport. The elevation of this runway at its northerly terminus is 1,413 feet above mean sea level (1413 AMSL). At a distance of approximately 19,000 feet from the runway to the project site, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with top of roof exceeding 1,603 feet AMSL. The site elevation is 1,441 feet AMSL, so it is highly unlikely that any structures would exceed 1,603 feet AMSL. Furthermore, structures not exceeding 47 feet in height would be below the elevation of the runway at March Air Reserve Base/Inland Port Airport. Therefore, review by the FAA OES was not required.

www.rcaluc.org

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

AIRPORT LAND USE COMMISSION

CONDITIONS:

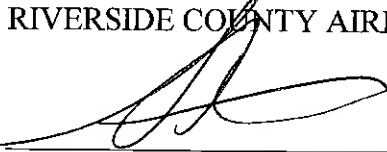
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Tentative Parcel Map is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lakeview/Nuevo Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of any homes thereon, and shall be recorded as a deed notice.
4. No detention basins are depicted on the proposed parcel map. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

AIRPORT LAND USE COMMISSION

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

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, Director

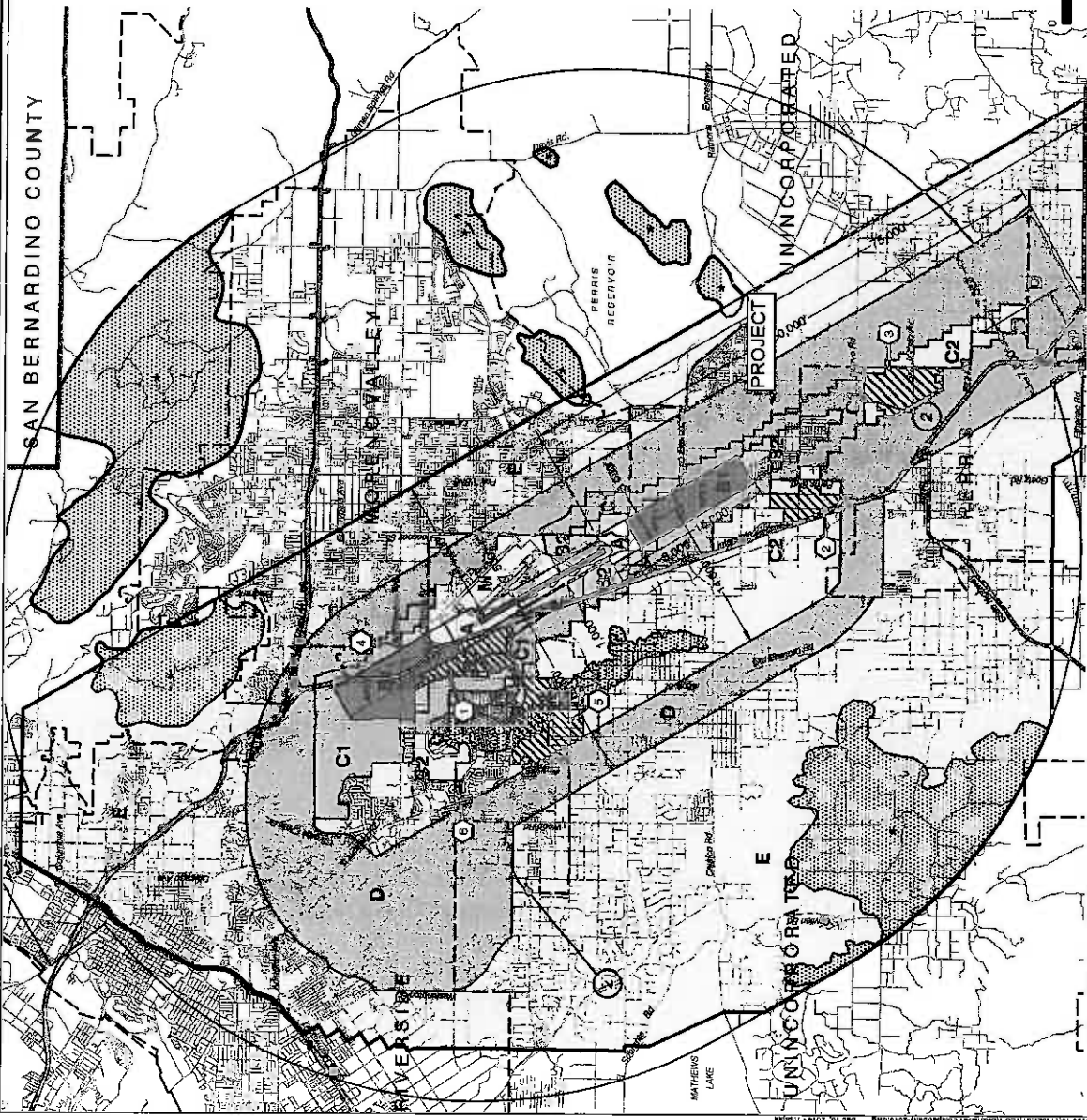
Attachments: Notice of Airport in Vicinity

cc: Martin Lopez (applicant/property owner)
Dan Gomez, Landmark Inc. (representative)
Family L Plastering Lathing Specialist, Inc. (Perris address) (fee payer)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1260MA17\ZAP1260MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

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

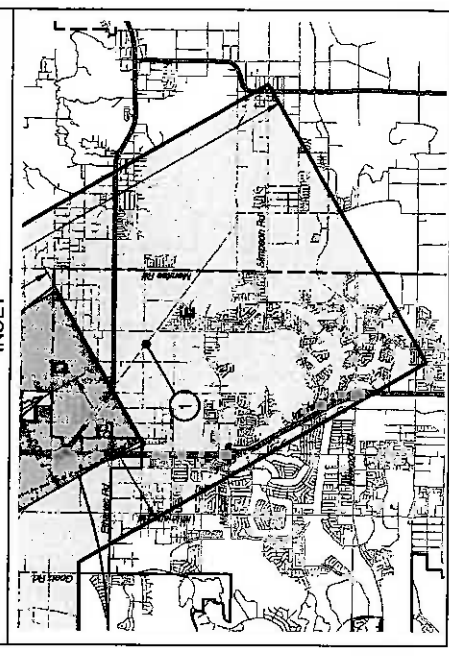
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- ▭ Site-Specific Exceptions (existing local agency commitments to development projects)

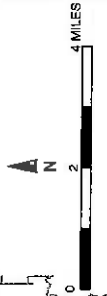
- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



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



Base map source: County of Riverside 2013

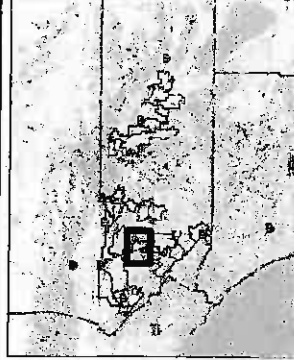
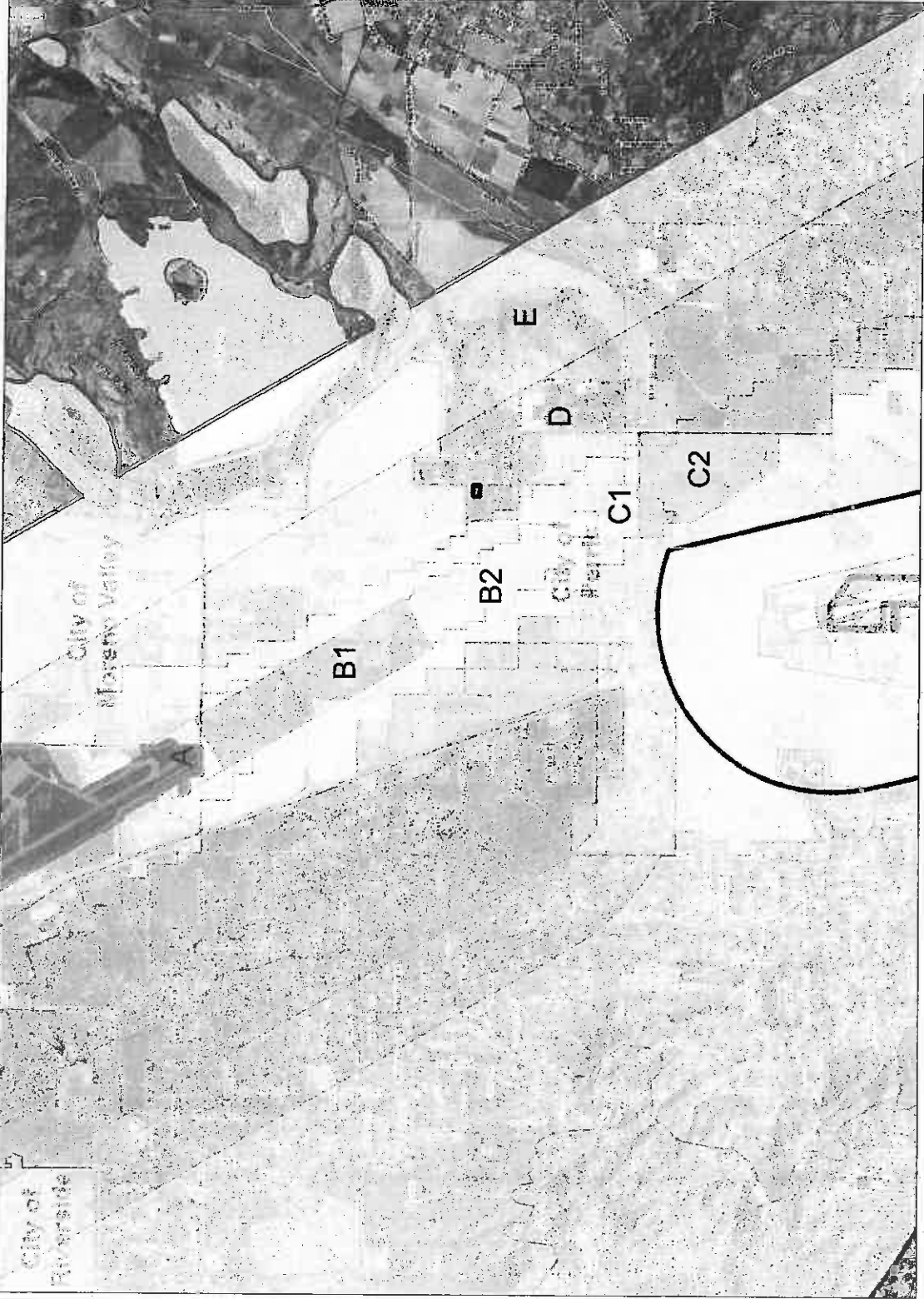
SEE INSET AT RIGHT

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

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

My Map



Legend

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

Notes

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0 9,371 18,742 Feet

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My Map



Legend

- Airports
- AIA

Airport Compatibility

OTHER ZONE

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

Notes

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My Map

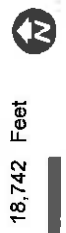


Legend

- City Boundaries
- Cities
- adjacent_highways
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- counties
- cities

Notes

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My Map



Legend

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

Notes

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0 2,343

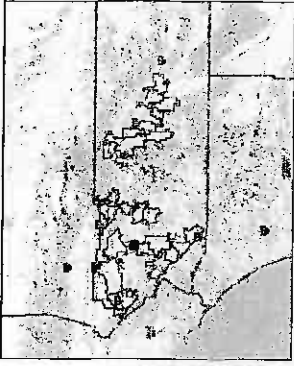
4,685 Feet



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My Map



Legend

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

Notes

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0 1,171

2,343 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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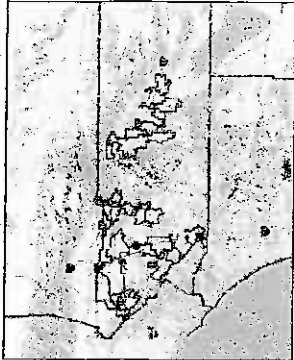


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My Map

City of
Perris



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - counties
 - cities
 - hydrography
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Notes

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0 293 586 Feet

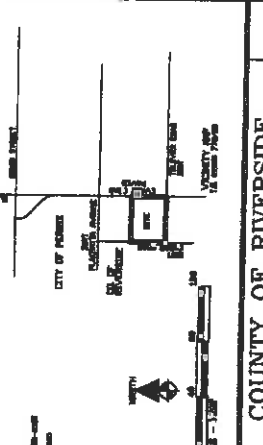
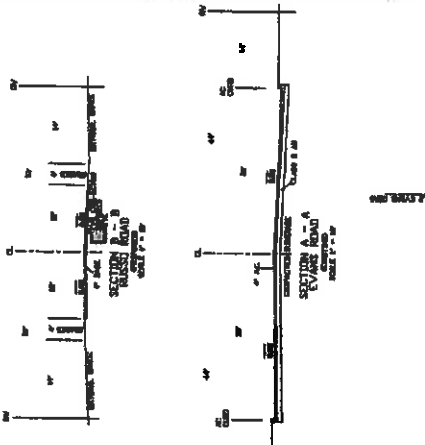
REPORT PRINTED ON... 5/10/2017 8:53:15 AM

© Riverside County RCIT GIS

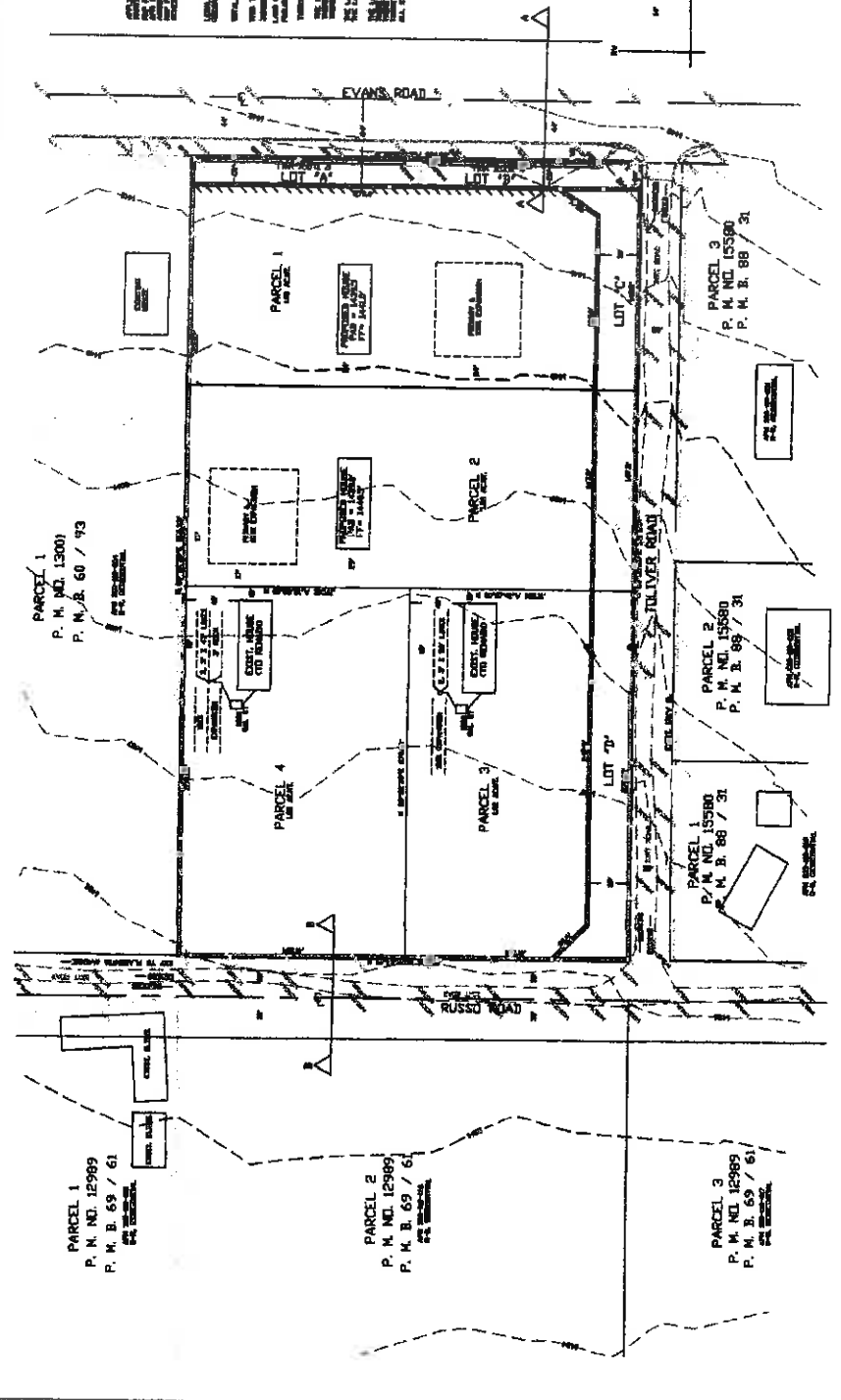
**TENTATIVE PARCEL MAP
NO. 36984**

BY THE UNDERSIGNED TOWNSHIPS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
 COUNTY CLERK
 COUNTY RECORDER
 COUNTY REGISTER

THIS PARCEL MAP IS PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION MAP ACT, CALIFORNIA, AS AMENDED, AND THE PROVISIONS OF THE SUBDIVISION MAP ACT, CALIFORNIA, AS AMENDED, AND THE PROVISIONS OF THE SUBDIVISION MAP ACT, CALIFORNIA, AS AMENDED.



UTILITIES:
 WATER MAINS
 SEWER MAINS
 GAS MAINS
 TELEPHONE MAINS
 POWER MAINS

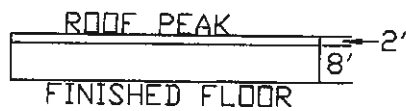


UTILITIES:
 WATER MAINS
 SEWER MAINS
 GAS MAINS
 TELEPHONE MAINS
 POWER MAINS

Parcel No.	Area (Acres)	Use
Parcel 1 (P.M. No. 12989)		
Parcel 2 (P.M. No. 12989)		
Parcel 3 (P.M. No. 12989)		
Parcel 1 (P.M. No. 13001)		
Parcel 2 (P.M. No. 13001)		
Parcel 3 (P.M. No. 13001)		
Parcel 1 (P.M. No. 15580)		
Parcel 2 (P.M. No. 15580)		
Parcel 3 (P.M. No. 15580)		
Parcel 1 (P.M. No. 88/31)		
Parcel 2 (P.M. No. 88/31)		
Parcel 3 (P.M. No. 88/31)		
Parcel 1 (P.M. No. 69/61)		
Parcel 2 (P.M. No. 69/61)		
Parcel 3 (P.M. No. 69/61)		

TENTATIVE PARCEL MAP NO. 36984
HOUSE ELEVATION

EXIST. HOUSE
(TO REMAIN)



EXISTING BUILDING
ELEVATION.
(BOTH HOUSES)

SCALE 1" = 40'



LANDMARK SURVEYS

SURVEYING, MAPPING, ENGINEERING.
14586 CHOKE CHERRY DRIVE
VICTORVILLE, CA 92392
PHONE: (760) 955-4141
FAX: (760) 955-3441



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36984 DATE SUBMITTED: 5-20-16

APPLICATION INFORMATION

Applicant's Name: Martin Lopez E-Mail: Martin@FamilyLplastering.com

Mailing Address: 1210 Nance St.
Perris CA 92571
City State ZIP

Daytime Phone No: (714) 719 1710 Fax No: ()

Engineer/Representative's Name: Dan Gomez E-Mail: dan@mrk@sbcglobal.net

Mailing Address: 14586 Choke Cherry Dr
Victorville CA 92392
City State ZIP

Daytime Phone No: (760) 955 4141 Fax No: (760) 955 3441

Property Owner's Name: Martin Lopez E-Mail: same applicant

Mailing Address: same applicant
Street
City State ZIP

Daytime Phone No: (714) 719 1710 Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT


addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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


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

<u>Martin Lopez</u> <small>PRINTED NAME OF APPLICANT</small>	 <small>SIGNATURE OF APPLICANT</small>
---	---

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.

<u>Martin Lopez</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	 <small>SIGNATURE OF PROPERTY OWNER(S)</small>
<hr/> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<hr/> <small>SIGNATURE OF PROPERTY OWNER(S)</small>

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 3 0 0 1 1 0 0 2 5

Section: 10 Township: 45 Range: 3W

Approximate Gross Acreage: 5.01

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Tolliver, South of Placentia, East of Russo, West of EVANS.

Thomas Brothers map, edition year, page number, and coordinates: 2008 778/A5

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 5.01 ac into 4 parcels

Related cases filed in conjunction with this request:

NA

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

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

EA No. (if known) _____ EIR No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) 1/2 mile

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NA

Estimated amount of fill = cubic yards NA

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export? NA

What is the anticipated route of travel for transport of the soil material? NA

How many anticipated truckloads? NA truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

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

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

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

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

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

Owner/Representative (1) H. Lopez Date _____

Owner/Representative (2) Dauillon Date 5/18/16



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

NOTICE OF DETERMINATION

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.

PM36984 /EA42905
Project Title/Case Numbers

Dionne Harris
County Contact Person

(951)955-6836
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Martin Lopez
Project Applicant

20640 Eureka St. Perris CA 92571
Address

The project site is located northerly of Toliver Road, southerly of Placentia Avenue, easterly of Russo Road, and westerly of Evans Road
Project Location

Tentative Parcel Map No. 36984 proposes a Schedule "H" subdivision of a 5.01 acre lot into two 1.02 and two 1.20 acre residential parcels.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 3/9/18, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A Statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Urban Planner
Title

12/18/17
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42905 ZCFG06277

FOR COUNTY CLERK'S USE ONLY

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

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

TENTATIVE PARCEL MAP NO. 36984 – Intent to Adopt a Negative Declaration – EA42905 – Applicant: Martin Lopez – **Owner:** Martin Lopez – **Engineer:** Dan Gomez – **Fifth Supervisorial District – Lakeview/Nuevo Area Plan – Nuevo Zoning Area – Land Use:** Community Development: Low Density Residential (CD-LDR) (1/2 acre minimum) – **Location:** Northerly of Toliver Road, southerly of Placentia Avenue, easterly of Russo Road, and westerly of Evans Road – **Zoning:** Rural Residential (R-R) – 5.01 Approximate Gross Acres – **REQUEST:** Tentative Parcel Map proposes a Schedule “H” subdivision of a 5.01 acre lot into two (2) 1.02 and two (2) 1.20 acre residential parcels.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 11, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department’s Director’s Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 23, 2018,

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

APN (s) or case numbers PM36984 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

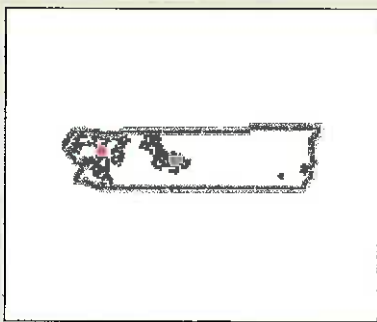
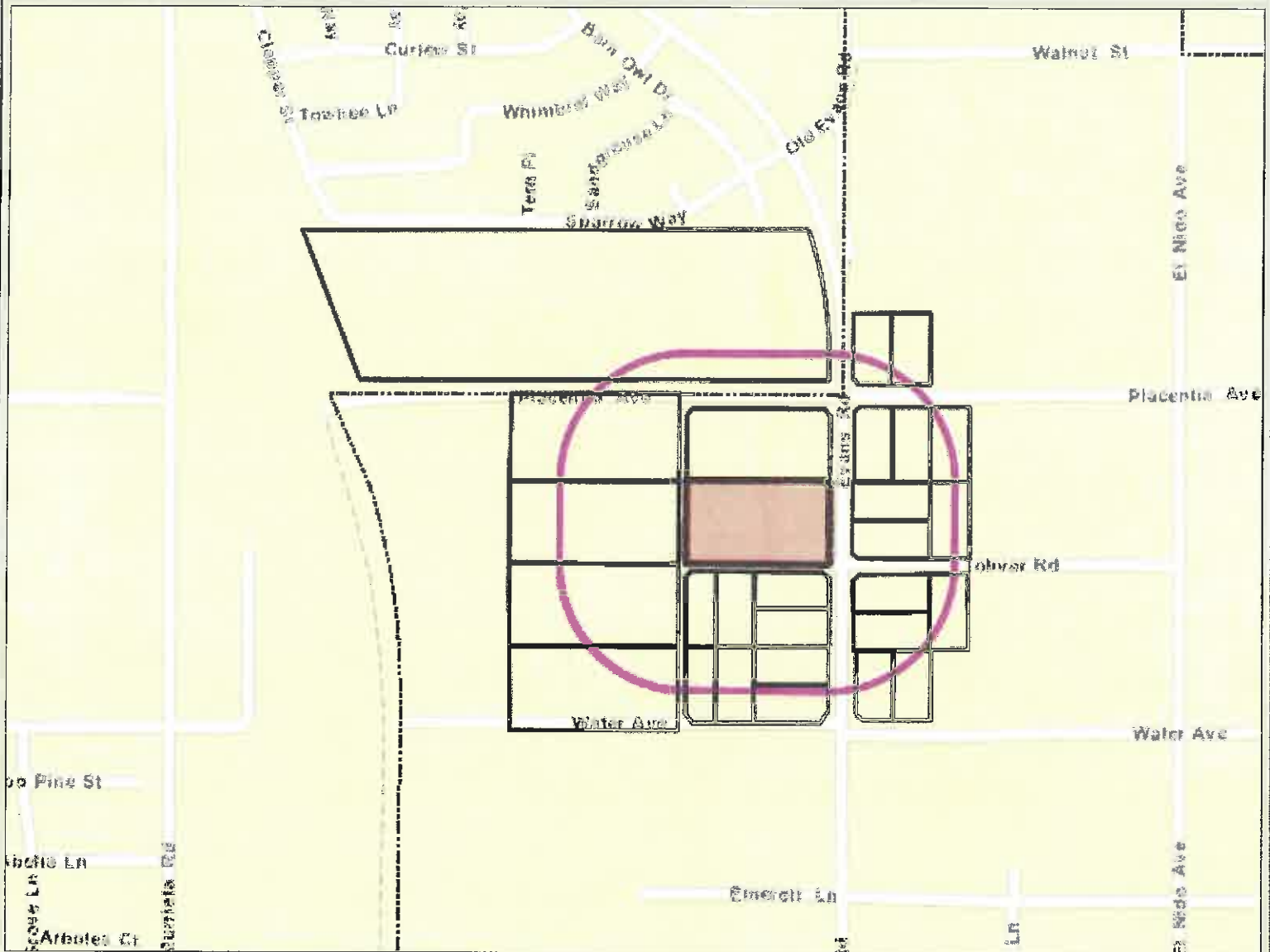
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PM36984 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



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

300030023
WENDELL E VENERABLE
MARY E VENERABLE
23535 HIGHWAY 74
PERRIS CA 92570

300020017
GERARDO CONTRERAS
ELISA CONTRERAS
26502 PLACENTIA AVE
PERRIS CA. 92571

300020018
JUAN M RENTERIA
26530 PLACENTIA AVE
PERRIS CA. 92571

300030035
MARTIN LOPEZ
MARIA LOPEZ
26585 PLACENTIA AVE
PERRIS CA 92571

300110024
LORENZO OROZCO
LINDA M BUSTAMANTE DEOROZCO
2448 SPECTACULAR BID ST
PERRIS CA 92571

300030037
MARTIN PAZ LOPEZ
MARIA AUXILIO LOPEZ
26585 PLACENTIA AVE
PERRIS CA. 92571

300030036
GABRIEL CONTRERAS
26561 PLACENTIA AVE
PERRIS CA. 92571

300110025
MARTIN LOPEZ
MARIA A GIL
20640 EUREKA
PERRIS CA 92571

300110015
DUANE BROWNELL
CATHIE BROWNELL
26301 PLACENTIA AVE
PERRIS CA. 92571

300030022
ROBERT L FALLER
PAMELA L BUSTER FALLER
750 RICHARDS RD
PERRIS CA 92570

300110016
ADVANCE DEV
20683 SUNSET CIR
WALNUT CA 91789

300030024
LANDEROS RAMIRO H & REBECCA P FAMILY
RAMIRO H LANDEROS
REBECCA P LANDEROS

11062 WOODBURY RD
GARDEN GROVE CA 92843

300090007
PERRIS LAND CO
2716 OCEAN PARK STE 1055
SANTA MONICA CA 90405

300030053
JOSE RAFAEL RAMOS
ANTONIA RAMOS
26550 WATER AVE
PERRIS CA. 92571

300110018
GONZALO VILLAGRANA
26250 WATER AVE
PERRIS CA. 92570

300110027
IRIS RAMOS
26400 WATER AVE
PERRIS CA. 92571

300110026
CAROL ROLAND
26380 WATER AVE
PERRIS CA. 92571

300030050
DOUGLAS MCCLURE
ELLEN MCCLURE
26575 TOLIVER RD
PERRIS CA. 92571

300110017
SEBASTIAN RICHARD CARAMAGNO
ESTHER CARAMAGNO
DINO CARAMAGNO

300110019
KEITH RATNER
14940 PERRIS BLV NO D
MORENO VALLEY CA 92553

13661 FAIRMONT WAY
TUSTIN CA 92680

300110021
CARLOS BECERRA ZERMENO
20857 EVANS RD
PERRIS CA. 92571

300030052
JAIME MELENA
GINA H ELIZONDO
26510 WATER AVE
PERRIS CA. 92571

300030049
MAYRA DE LA O
20700 EVANS RD
PERRIS CA. 92570

300110023
ZACARIAS CRUZ
GLORIA CRUZ
20715 EVANS RD
PERRIS CA. 92571

300110028
JOHN TKAGUT
PATRICIA TKAGUT
20733 EVANS RD
PERRIS CA. 92571

300110020
MARGARITO GALINDO
CATALINA GALINDO
26485 TOLIVER RD
PERRIS CA. 92571

300110022
RICARDO MONTERROSA
JAIME MONTERROSA
20691 EVANS RD
PERRIS CA. 92571

300030048
PEDRO Q GARCIA
ALICIA H GARCIA
26555 TOLIVER RD
PERRIS CA. 92570

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

**INVOICE (INV-00042970)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Martin Lopez

**County of Riverside
Trans. & Land Management Agency**



1210 Nance St
Perris, Ca 92571

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00042970	04/04/2018	04/04/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06277	0451 - CF&W Trust ND/MND	\$50.00
	0451 - CF&W Trust ND/MND	\$2,280.75
20621 Evans Rd Perris,		SUB TOTAL
		\$2,330.75

TOTAL **\$2,330.75**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Leroni St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.2

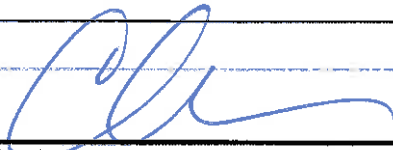
Director's Hearing: June 11, 2018

PROPOSED PROJECT

Case Number(s): Plot Plan No. 26241
EA No.: 43014
Area Plan: Mead Valley
Zoning Area/District: North Perris Area
Supervisory District First District
Project Planner: Dionne Harris
Project APN(s): 317-260-027, 305-060-029, 317-260-030 and 317-260-035

Applicant(s): Placentia and Harvill, LLC c/o Teresa Harvey

Representative(s): CWE, LLC



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26241 proposes the development of a 5,387 square foot truck fueling station with four pumps, along with an 18,044 square foot office and maintenance shop building, and a 400 square foot fuel equipment office building on 17.71 acres ("project"). The truck maintenance operations will consist of oil changes, inspections, transmission services, tires services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck /trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be from 24 hours a day and 7 days a week.

The project site is located northerly of Water Street, Easterly of Interstate 215, Westerly of Harvill Avenue and Southerly of Placentia Avenue, and is within the Mead Valley Area Plan. The project site is also within the "A" Street Specific Plan ("SP No. 100").

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43014**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26241, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (0.25-0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (0.25-0.60 FAR)
East:	I-215
South:	Light Industrial (CD:LI) (0.25-0.60 FAR)
West:	Business Park (CD:BP) (0.25-0.60 FAR)
Existing Zoning Classification:	Manufacturing – Heavy (MH)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing – Heavy (MH)
East:	I-215
South:	Manufacturing – Heavy (MH)
West:	Manufacturing – Service Commercial (M-SC)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land and Industrial Use
East:	Industrial Use and I-215
West:	Vacant Land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	17.71	
Existing Building Area (SQFT):	N/A	
Proposed Building Area (SQFT):	23,831	
Floor Area Ratio:	.03	
Building Height (FT):	33	
Proposed Minimum Lot Size:	17.71	
Total Proposed Number of Lots:	1	
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial	23,831	1 space/1000 sq. ft.	24	118
TOTAL:	23,831		24	118

Located Within:

City's Sphere of Influence:	Yes – City of Perris
Community Service Area (“CSA”):	Yes – 152
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – Low Liquefaction Potential
Fault Zone:	No – Not Within a Half-Mile
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Within in Zone B
WRCMSHCP Criteria Cell:	Yes
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – Within a Fee Area
Airport Influence Area (“AIA”):	Yes – March Air Reserve Base, Zone C2

PROJECT LOCATION MAP

Figure 1: Project Location Map



PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project will serve as a private diesel support truck fueling facility for the Distribution Center to the North, Plot Plan No. 26220. The hours of operation will be from 24 hours a day and 7 days a week.

"A" Street Specific Plan No. 100

The "A" Street Specific Plan No. 100 was approved by the Planning Commission on November 30, 1979, and the Resolution 80-272 was adopted on June 17, 1980. The Specific Plan uses Ordinance No. 348's zoning classifications and development standards. The "A" Street Specific Plan created an industrial corridor within the Riverside County General Plan, widening the "A" Street (now Harvill Avenue), and create improvements for trucks and other large vehicle that are needed for industrial uses. The General Plan Circulation Element calls for Harvill Avenue ("A" Street) to be a major roadway (118' ROW); and Rider Avenue and Placentia are both designated as secondary roadways (100' ROW). This project is consistent with the "A" Street Specific Plan because it is a heavy industrial use of a truck fueling facility.

Sphere of Influence

The project site is located within the City of Perris Sphere of Influence. The project information was forwarded to the City of Perris on April 20, 2017 and there were no comments.

Assembly Bill 52 ("AB 52")

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on April 24, 2017. The Rincon Band of Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians, and the Ramona Band of Indians responded with a notification of having no concerns and deferred to closer tribes. On May 5, 2017, the Pala Band of Indians deferred to closer tribes near the project.

A request to consult was received from the Pechanga Band of Luiseno Mission Indians on June 16, 2017. A request to consult was received from the Soboba Band of Luiseno Indians on July 26, 2017. A request to consult was received from the Morongo Band of Mission Indians on July 6, 2017. Staff met with Soboba Band of Luiseno Indians on August 1, 2017; Soboba requested conditions of approval for the project. Staff sent conditions of approval to Soboba for the project on September 13, 2017. Staff met with Pechanga Band of Luiseno Mission Indians on June 28, 2017, where Pechanga received the Cultural Recourses Report. Pechanga requested exhibits on July 12, 2017. Pechanga requested conditions of approval for the project on August 15, 2017 and received the conditions of approval of September 13, 2017. Staff met with Morongo Band of Mission Indians on May 3, 2017; Morongo requested specific conditions of approval based on during grading if unanticipated resources and human remains are identified at the site. These conditions of approval were provided to the Tribe on September 13, 2017.

No Tribal Cultural resources were identified on the site. Pechanga and Morongo approved the conditions of approval and consultation was formally concluded on December 11, 2017. Soboba approved the conditions of approval and consultation was formally concluded on December 13, 2017. No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

The project is located in the northeastern corner of the Criteria Cell 2529. Conservation is required at the 5%-15% of the Cell focusing on the western portion of the Cell. Thus, the proposed Project is consistent with Section 6.1.1 of the Multiple Species Habitat Conservation Plan. Conservation within this Cell will focus on assembly of coastal sage scrub habitat.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 43014 identified no significant impacts. The IS and ND represent the independent judgement of Riverside County. The documents were circulated from May 3, 2018 to June 3, 2018 for public review in accordance with State CEQA Guidelines Section 15105. At the time of preparation of this staff report, no comments have been received on the circulated IS or ND, and no revisions to the project have been made.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Plot Plan Findings

1. This proposed project is consistent with the Riverside County General Plan for the following reasons:

The project site has a General Plan Land Use Designation of Community Development: Light Industrial. The Community Development designation is applied to areas where urban and suburban development is appropriate. The Light Industrial (0.25 – 0.60 Floor Area Ratio) designation is applied in areas where industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses are allowed. The proposed project provides fueling and repair services and is a supporting use of the Distribution Center to the north (Plot Plan No.26220).

General Plan Land Use Element, LU 11.1 provides, "Provide sufficient commercial and industrial development opportunities in order to increase local employment levels and thereby minimize long-distance commuting." The proposed project is incorporates this policy because it will increase employment in the Mead Valley area for the local community who will be requiring employment.

General Plan Land Use Element, LU 30.1 provides, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps." The proposed project encompasses the objective of this policy because it is bringing new industrial development to the area and it is not adjacent to sensitive receptors such as residential uses or schools.

General Plan Land Use Element, LU 30.2 provides, "Control heavy truck and vehicular access to minimize potential impacts on adjacent properties." The proposed project is consistent with the policy because the project has truck ingress and egress at one entrance off Harvill Avenue. Therefore, the Project will minimize impacts on the surrounding street circulation.

Lastly, this project will be consistent with all applicable State laws and other County requirements because construction plans will be required to be submitted and reviewed for consistency with all State building codes and local requirements, pertaining to construction.

3. The project conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding properties, which is comprised of industrial and manufacturing uses to the south and vacant land to the north and west and the I-215 to the east. The project is consistent with the surrounding development and zoning of industrial uses, to the north there is a trucking distribution facility and to the southeast of the project there is a metal supplier. This project is a truck fueling facility that will help refuel the trucks to support the surrounding industrial uses.
4. The site plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The site plan displays the 52-57 foot half-width AC pavement, 8" concrete curb and gutter (project side), matching up with the existing asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 59-64 foot half-width dedicated right-of-way in accordance with County Standard No. 93. The project will not increase traffic more than the normal trip generations required for new development within the County of Riverside.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.
6. The Zoning Classification for the project site is Manufacturing- Heavy (M-H), pursuant to the County Ordinance No. 348, Section 12.2.b., which provides that "Gasoline and diesel service stations, "Draying, freighting and trucking operations", and "offices" are allowed subject to an approved Plot Plan Permit. The interpretation of the Planning Department of Ord. No. 348's denotation of "Gasoline and diesel service stations" as a business whose sole purpose is to fuel trucks, maintain and service the trucks. The proposed use is consistent with the interpretation of Gasoline and diesel service stations and is allowed in Manufacturing - Heavy Zone with an approved Plot Plan.
7. The proposed project meets the development standards of the Manufacturing- Heavy (M-H) Zoning Classification through the following development standards:

The minimum lot size of the M-H zone is 10,000 square feet with a minimum average width of 75 feet, the project's site is 17.71 acres and the site's width is 658 feet wide, which is consistent with the development standards. The minimum set back where the front, side or rear yard adjoins a street, the minimum set back shall be 25 feet from the property line. The proposed project is set back from the front and side 125 feet and 106 from the back property line, which meets the development standards. The height requirements are all "structures shall not exceed 40 feet at the

yard setback line. Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance.” The proposed project is 26 feet in height, which is compliant with the development standard. Prior to occupancy the project is required to have a six foot high solid masonry wall or combination landscape earthen berm and masonry wall shall be constructed if it adjoins residential, however this property is surrounded by industrial uses, which is consistent with the development standards because the requirement is not applicable.

The zoning classification’s development standards requires a minimum of ten percent of the project’s site to be landscaped and irrigated. The developed standard states, “A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained” and the landscaped areas must be at least ten feet wide. The project meets the ten percent landscaped requirement by the exterior landscaped areas and the employee parking area which is require to have 50% shading pursuant to Ordinance No. 348, Section 18.12.E.5(a). (80.TRANS. 5) Outlined per section 18.12 of the County Ordinance No. 348, the parking standard utilized for the proposed this project fell in the industrial uses category, the parking standard one (1) parking space for every 250 square feet of office area, and one (1) parking space for every 500 square feet of fabrication area. In total, the distribution center will have (433) parking spaces for parking spaces and five (5) accessible standard parking spaces. The proposed parking will be sufficient to serve the proposed project.

“Trash collection areas shall be screened by landscaping or architectural features”, the proposed project has included trash enclosures on this project site located at to the east side of the office building, outside of public view, meeting the development standard. The project will have storage area for trailers. The trailers will be screened by the wrought iron fencing and robust landscaping surrounding the property. (Planning-All.3)The site includes adequate lighting to accommodate the fuel support facility. All lighted is directed downward onto the site, avoiding light spillage into the surrounding areas, meeting the development standard.

Other Findings

8. This project is located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. The allotted developable area of the project was determined through approval of HANS02359 on November 9, 2017. The project is located in the northeastern corner of the Criteria Cell 2529. Conservation is required at the 5%-15% of the Cell focusing on the western portion of the Cell. Thus, the proposed Project is consistent with Section 6.1.1 of the Multiple Species Habitat Conservation Plan. Conservation within this Cell will focus on assembly of coastal sage scrub habitat. The project site does not contain any sensitive species and no additional surveys required. Thus, the proposed Project is consistent with Section 6.1.2 of the Multiple Species Habitat Conservation Plan.
9. The project site is located within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen’s Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

13. The project site is located within the City of Perris Sphere of Influence. The project information was forwarded to the City of Perris on April 20, 2017. No comments were received either in favor or opposition of the project.

14. *Airport Land Use Commission ("ALUC") (File No.ZAP1252MA17)*

The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted.

The project is located approximately 15,440 feet southwesterly of the southerly end of Runway 14-32 of the March Air Reserve Base in the unincorporated community of Mead Valley.

The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,642 feet AMSL. The elevation of Runway 14-3 2 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). The project site's elevation is 1,516 feet AMSL and the proposed building height is 26 feet, for top point of elevation of 1,542 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 30 feet. The Airport Land Use Commission had a public hearing on June 8, 2017, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan with identified recommended measures, which have been included in (COA 10.Planning- All.2).

Assembly Bill 52 ("AB 52")

15. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to three requesting tribes on April 24, 2017. The Rincon Band of Indians, Colorado River Indian Tribes, the Cahuilla Band of Indians, and the Ramona Band of Indians responded with a notification of having no concerns and deferred to closer tribes. On May 5, 2017, the Pala Band of Indians deferred to closer tribes near the project.

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No further communication was received from Pechanga and no Tribal Cultural Resources were identified by any of the tribes. Based on an analysis of records and Native American consultation, it has been determined that there will be no impacts to Tribal Cultural Resources because there are none present within the project area.

Fire Finding

10. The proposed project is not located within a CAL FIRE state responsibility area or a very high fire hazard severity zone
11. Based on the above, the proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
12. Based on the above, the overall development of the land will not be detrimental to the public health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the project site on May 3, 2018. As of the writing of this report Planning Staff has received no written communication or phone calls either in support or opposition to the project.

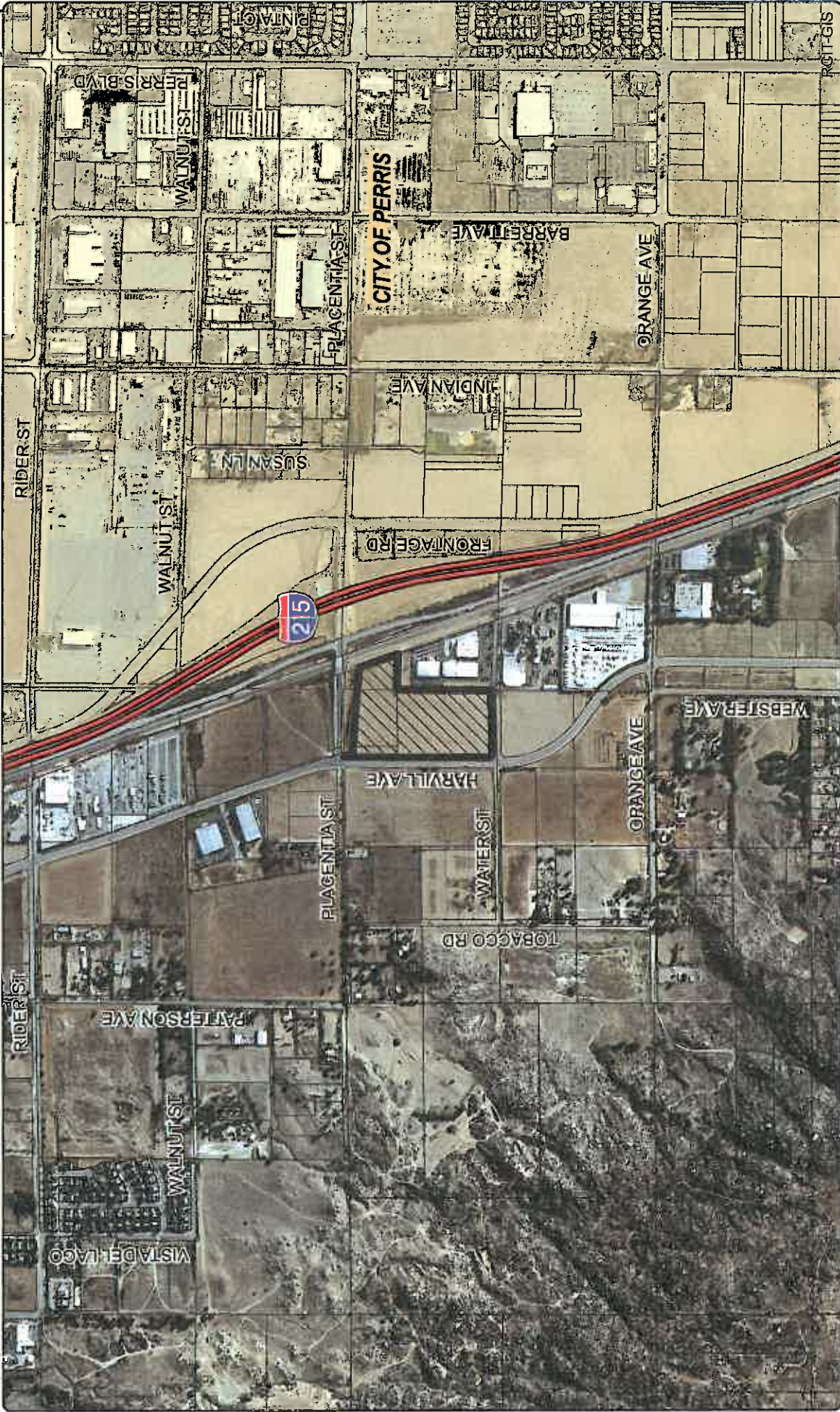
APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee set forth in Ordinance No. 671, within 10 calendar days after the mailing of the decision by the Planning Director.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26241
VICINITY/POLICY AREAS

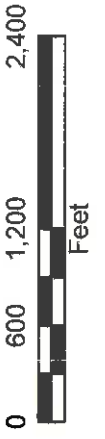
Supervisor: Jeffries
 District 1

Date Drawn: 03/01/2018
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This plan is a long-term strategy for the County and its citizens. The plan is intended to guide the County's future development and land use. The plan is subject to change and is not a guarantee of any future action. For further information, please contact the Riverside County Planning Department offices in Riverside at 951-955-3200 (Riverside County) or in the Main Center at 951-955-5277 (Imperial County) or Website: <http://www.riversidecounty.net>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26241

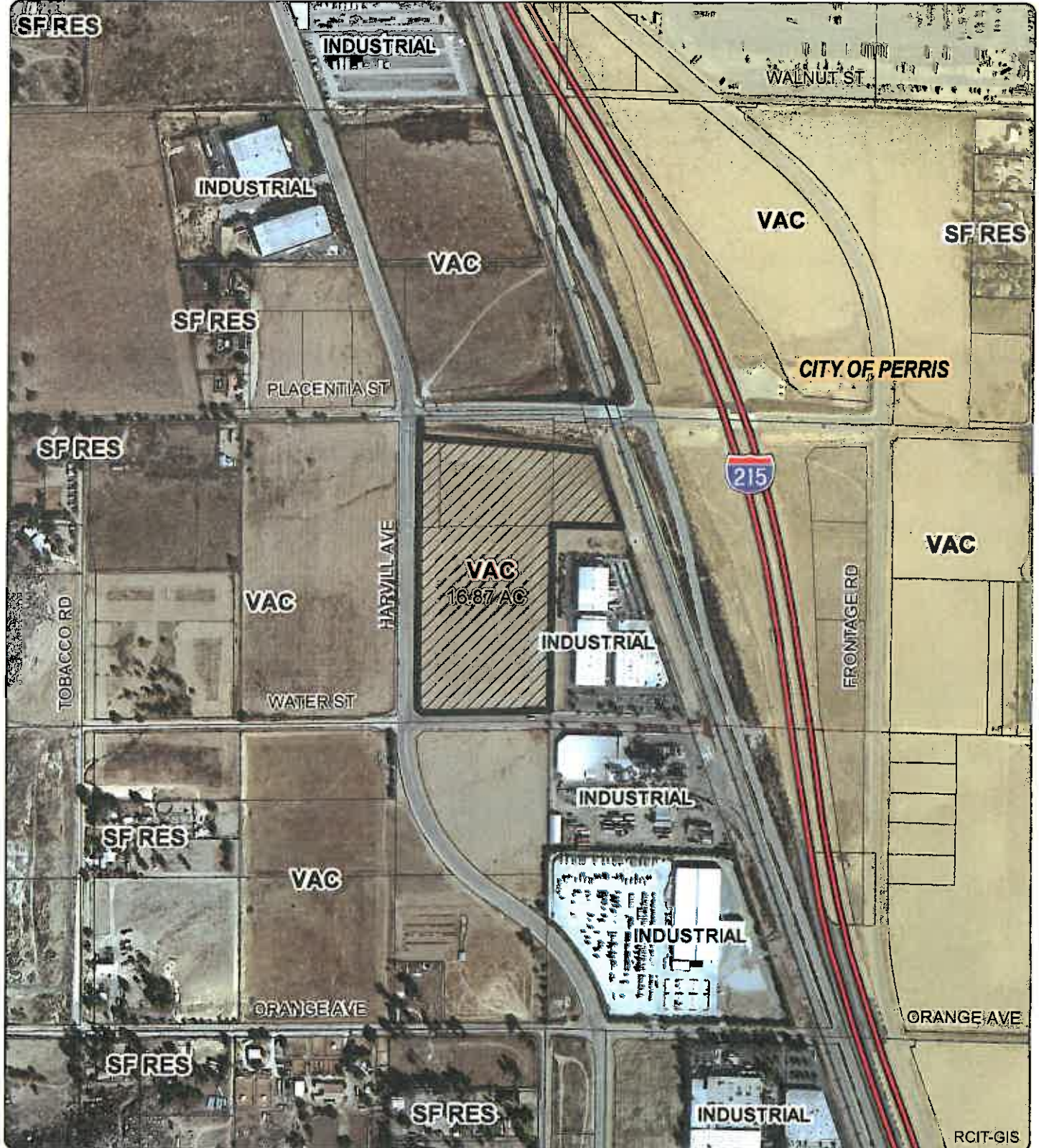
LAND USE

Supervisor: Jeffries

District 1

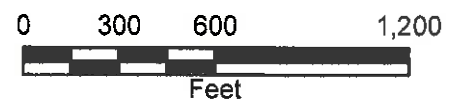
Date Drawn: 03/01/2018

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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

RCIT-GIS

RIVERSIDE COUNTY PLANNING DEPARTMENT

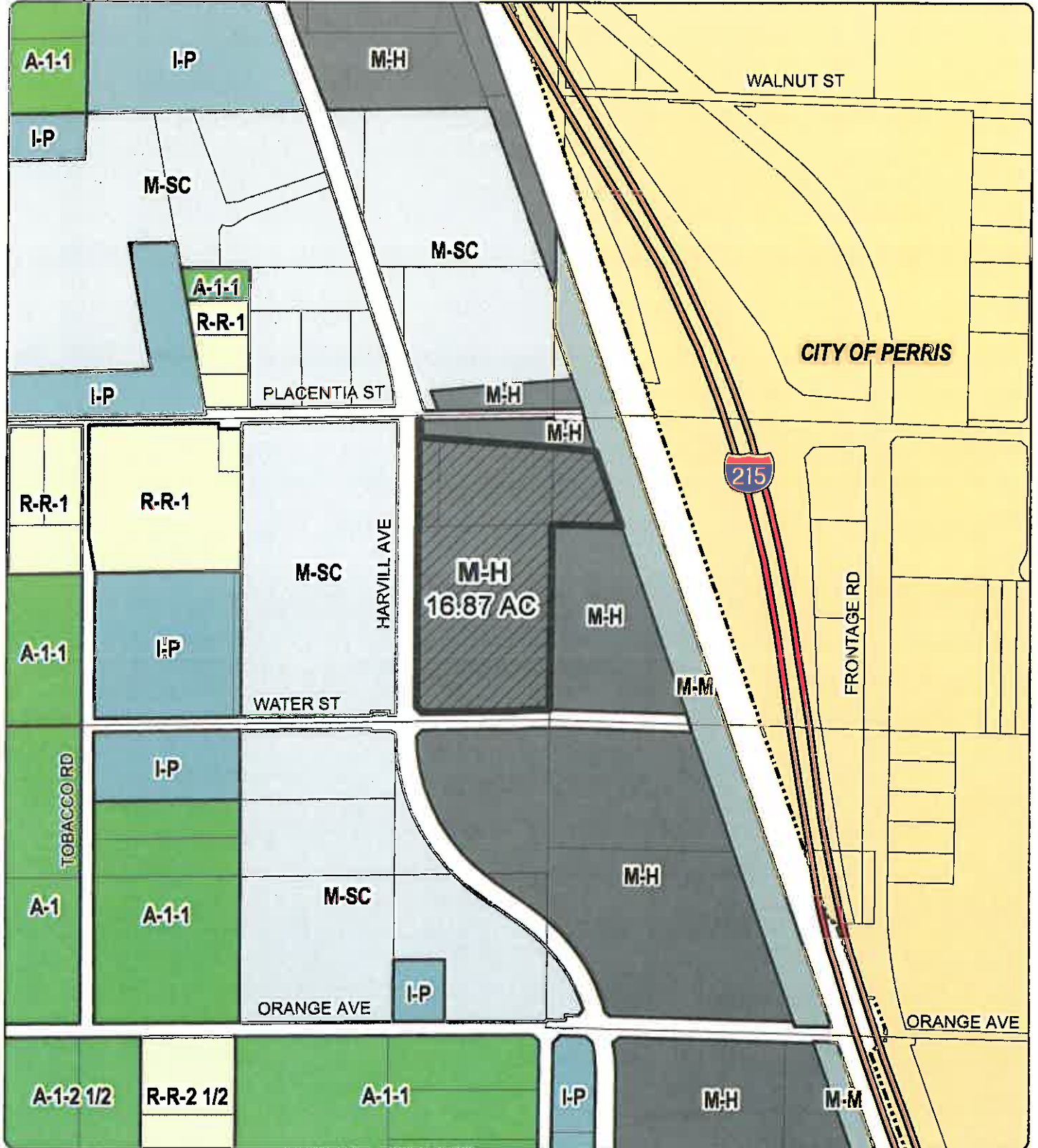
PP26241

EXISTING ZONING

Supervisor: Jeffries
District 1

Date Drawn: 03/01/2018

Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

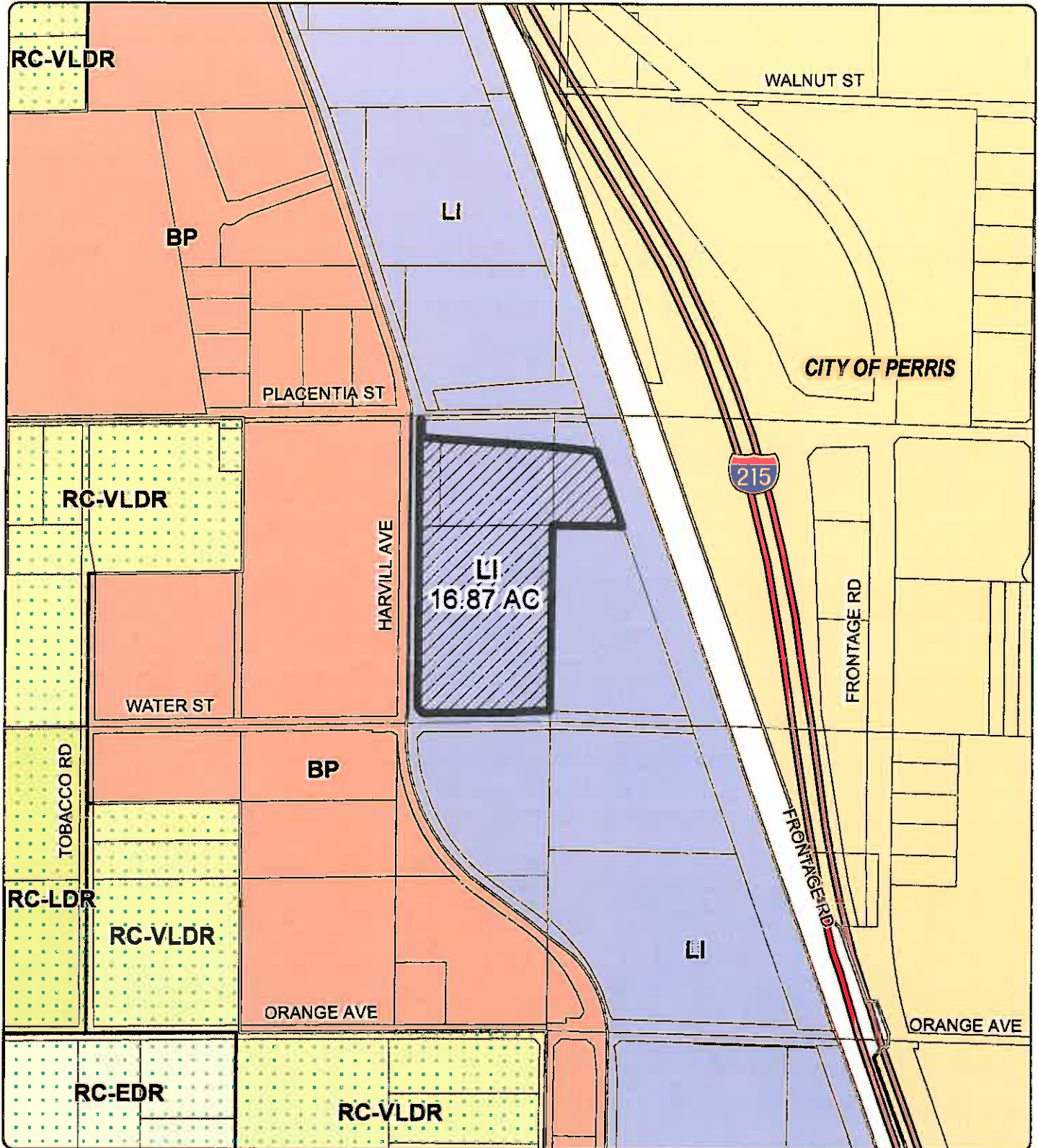
PP26241

Supervisor: Jeffrieas
District 1

EXISTING GENERAL PLAN

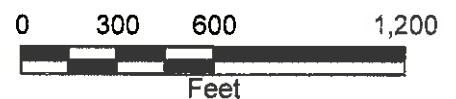
Date Drawn: 03/01/2018

Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



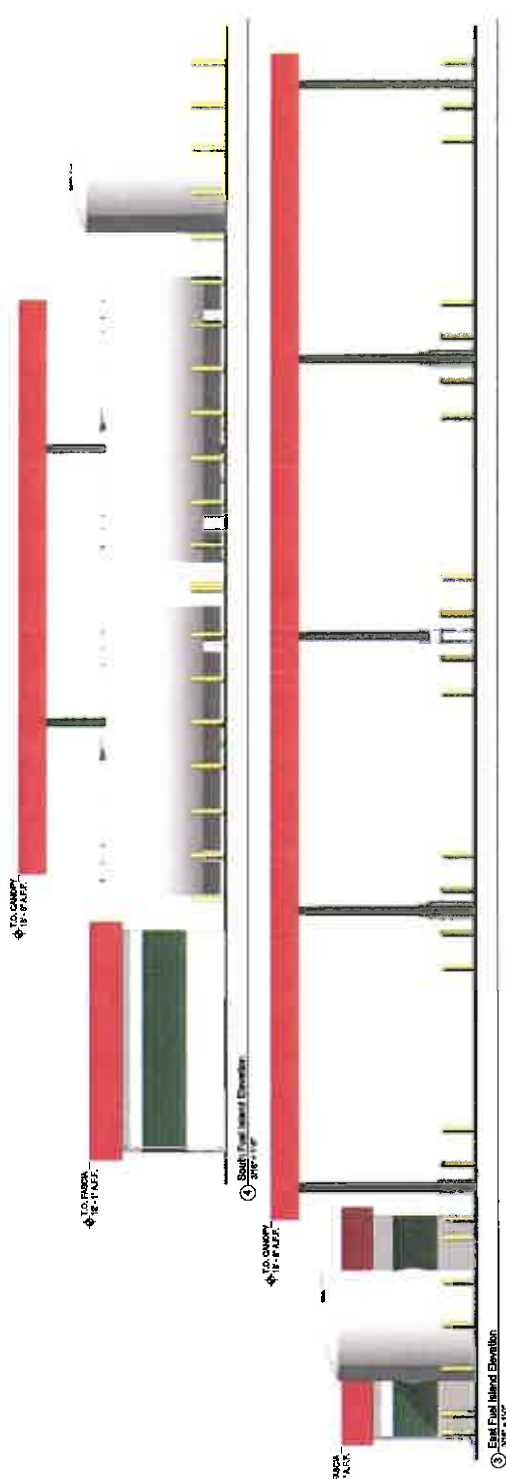
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

REVISIONS

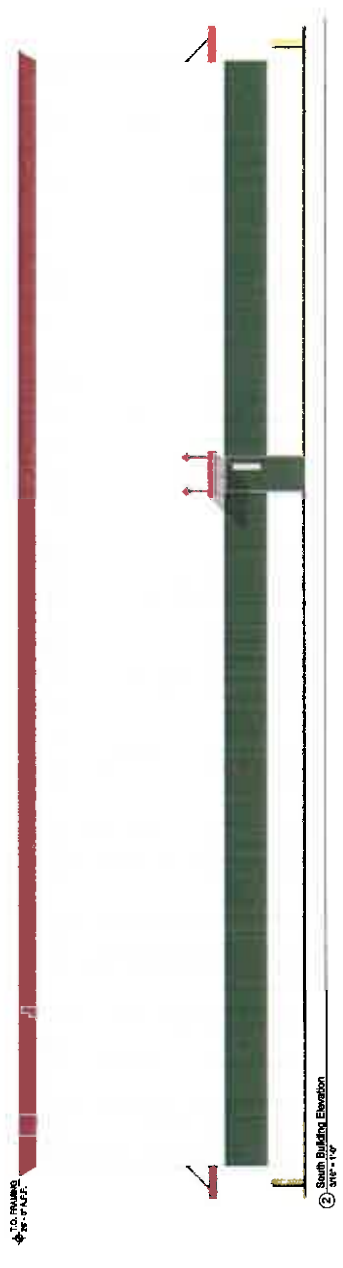
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5	02/20/17	ISSUED FOR PERMIT
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20	02/20/17	ISSUED FOR PERMIT

COMMENT LEGEND

- 1. PERMIT REQUIRED
- 2. PERMIT REQUIRED
- 3. PERMIT REQUIRED
- 4. PERMIT REQUIRED
- 5. PERMIT REQUIRED
- 6. PERMIT REQUIRED
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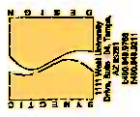
① East Fuel Island Elevation
SHP = 10'



② South Building Elevation
SHP = 10'



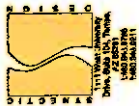
③ East Building Elevation
SHP = 10'



PLACENTA AND HARVILL LLC TRUCK MAINTENANCE AND FUEL FACILITY

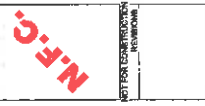
NOT FOR CONSTRUCTION

N.F.C.	
NOT FOR CONSTRUCTION REVISIONS	
Project:	CD
Drawn By:	AM
Reviewed By:	LD
SOI Project No.:	2709
Date:	02/17/2016
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PLACENTA AND HARVILL LLC TRUCK MAINTENANCE AND FUEL FACILITY

NOT FOR CONSTRUCTION

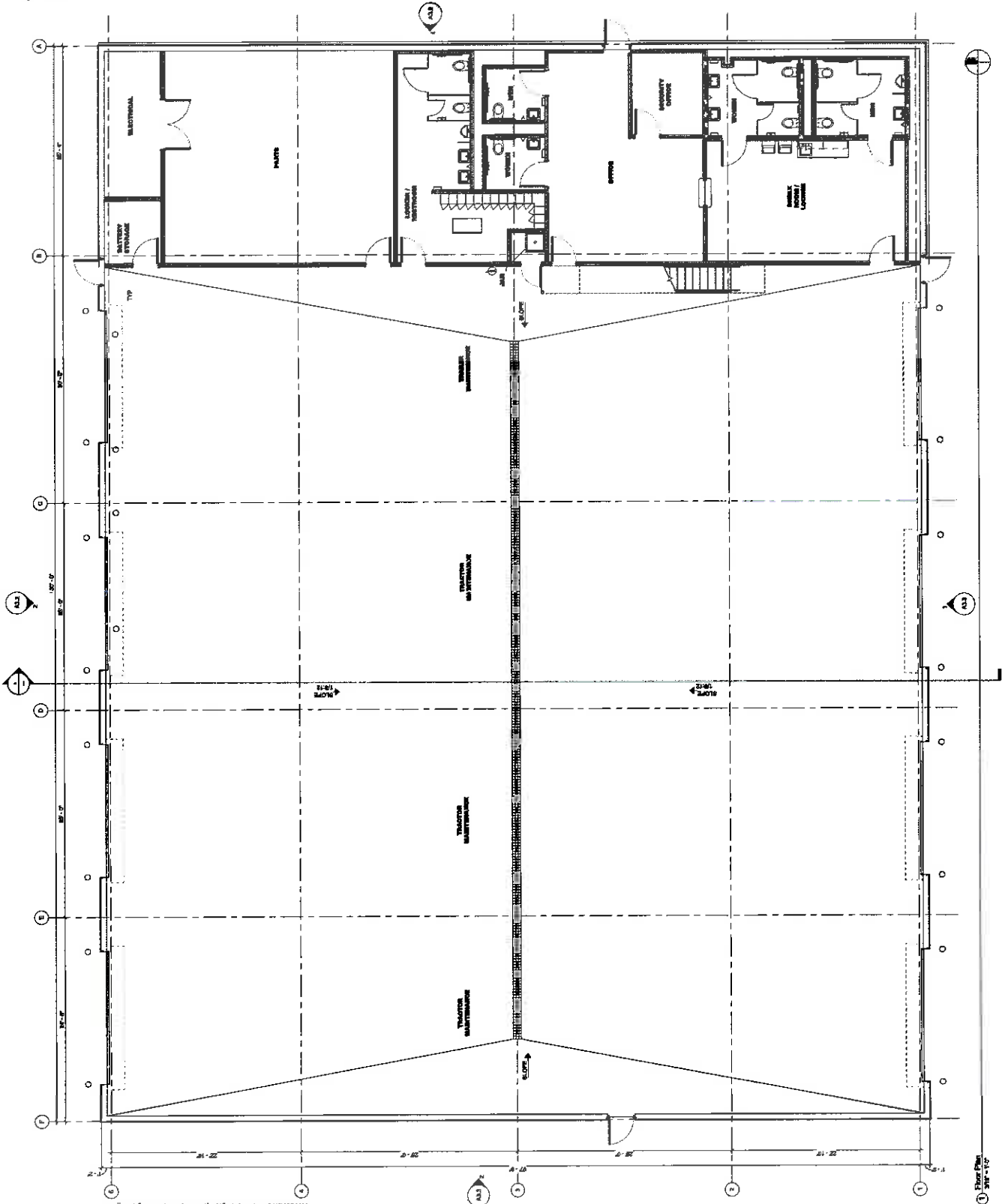


Project No.	2017-02-07
Drawn By	J.M.
Reviewed By	L.D.
801 Project No.	070
Date	03/17/2017
Sheet	02 of 02

A2.1

FLOOR PLAN

PROJECT DATA
 PROJECT USE: COMMERCIAL VEHICLE SERVICE
 OCCUPANCY (COMMIT. TYPE): A-1 (TYPE A)
 BUILDING AREA: 11,000 S.F.





RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach P.E.
Assistant TLMA Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 26241

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/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Dionne Harris Title: Project Planner Date: March 9, 2018

Applicant/Project Sponsor: Placentia And Harvill LLC c/o Teresa Harvey
Date Submitted: March 9, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Planning Director Date: April 9, 2018

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 Dionne Harris at (951)955-6836.

Revised: 01/08/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA43003 ZCFG6373

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43014
Project Case Type (s) and Number(s): PP26241
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dionne Harris
Telephone Number: 951-955-6836
Applicant's Name: Placentia and Harvill, LLC
Applicant's Address: 20522 Harvill Avenue, Perris, California 92570

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 26241 proposes the development of a 5,387 square foot truck fueling station with four pumps, along with a 18,044 square foot office and maintenance shop building, and a 400 square foot fuel equipment office building on 17.71 acres ("project"). The truck maintenance operations will consist of oil changes, inspections, transmission services, tires services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck/trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be from 7 days a week and 24 hours a day.

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

B. Total Project Area: 19 acres

Residential Acres: 0	Lots: 0	Units: 0	Projected No. of Residents: 0
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 17.71	Lots: 1	Sq. Ft. of Bldg. Area: 20,000	Est. No. of Employees: 56
Other: None			

C. Assessor's Parcel No(s): 317-260-027, 305-060-029, 317-260-030 and 317-260-035.

Street References: The project site is located northerly of Water Street, Easterly of Interstate 215, Westerly of Harvill Avenue and Southerly of Placentia Avenue.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 13 of Township 4 South, Range 4 West in the San Bernardino Base and Meridian

E. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and lies west and south of industrial uses. There is vacant land to the south and is east of Interstate 215. Riverside County Transportation Commission (RCTC) Railroad (RR) corridor to the east. The surface of the proposed Project area is approximately 1,500 feet above mean sea level.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The County General Plan Element contains a number of policies that address consistency and compatibility of adjacent uses, and identifies specific land uses for county

lands within community plan areas. The project generally meets the requirements of the General Plan Light Industrial designation and applicable polices of the County General Plan and the March Air Reserve Base (ARB) Land Use Plan.

2. **Circulation:** The General Plan Element identifies the types of roads and rights-of-ways needed for regional circulation. The south boundary of the site is adjacent to Placentia Boulevard right-of-way (Arterial with a 128 feet ROW) and Harvill Avenue right-of-way (Major with 118 feet ROW). According to the findings of the Initial Study, the project will have adequate internal circulation and will meet the applicable requirements and policies of the General Plan Circulation Element.
3. **Multipurpose Open Space:** The County General Plan identifies existing and future open space resources. The project is not in a designated open space area and meets the applicable requirements and policies of the General Plan Multipurpose Open Space Plan.
4. **Safety:** The General Plan identifies safety zones around airport facilities as well as land use policies for uses near such facilities. The project is located in the ARB Airport Influence Area; Safety Zone Area 2.
5. **Noise:** The General Plan establishes compatibility criteria for various types of land uses within the County.
6. **Housing:** The project proposes a light industrial facility consistent with the zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The analysis in the Initial Study utilized the methodologies established by the South Coast Air Quality Management District (SCAQMD) in its CEQA Air Quality Handbook.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (LI) (0.25-0.60 Floor Area Ratio)

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

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

G. Adjacent and Surrounding:

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

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

3. **Land Use Designation(s):** To the North and South: Light Industrial; To the West: Business Park; To the East Railroad ROW

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

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

H. Adopted Specific Plan Information

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

I. Existing Zoning: Light Industrial

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: To the North and South: Light Industrial; To the West: Business Park; To the East Railroad ROW

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature

Project Planner Dionne Harris

Printed Name

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The project is approximately 1.5 miles south of Ramona Expressway a State Eligible Scenic Highway, and 3 miles north of Route 74 a County and State Eligible Scenic Highway. There are numerous industrial and warehouse complexes located between Ramona Expressway and the project site that there will be no impacts anticipated upon the scenic highway. Similarly with the substantial number of complexes already existent between Route 74 and the project site, there are no impacts anticipated to the scenic highways. Therefore, no impact will occur.

b) The proposed Project is not located within or adjacent to and does not have the potential to damage scenic resources such as trees, rock outcroppings, or historic buildings. The proposed Project would not adversely affect the quality of the scenic views from these locations. Further analysis of this issue is not necessary and no mitigation measures would be required. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located approximately 45 miles from the Mt. Palomar Observatory and not located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Regardless, the project is still required to comply with Riverside County Ordinance No. 655 which regulates methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. With adherence to project conditions of approval and specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet of the Final Map that the properties are located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions (COA 10.PLANNING 23). This is a standard condition of approval and not considered mitigation for CEQA purposes. With regards to the interference of the nighttime use of Mt. Palomar Observatory, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) and b) The proposed project would include the installation of exterior lighting on the site in the parking, trailer parking area, and outdoor lighting associated with the fueling island and shop building, which would result in an increase in the existing level of illumination in the area. The project will comply with all applicable provisions of the County of Riverside Code of Ordinances, Title 8 Health and Safety, Chapter 8.80 – Outdoor Lighting, standards for lighting:

To provide minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents in the unincorporated areas of the county.

The existing industrial uses in the vicinity of the project site also have outdoor lighting associated with buildings and parking areas. The project’s outdoor lighting would be compatible in brightness to the ambient lighting in the surrounding area and will have shields to reduce excessive and outward light propagation into surrounding properties.

The project would involve the construction of a proposed building which will utilize materials that would not result in substantial amount of glare during the daytime or nighttime view of the area. Accordingly the proposed project would results in a less than significant impact from light or glare.

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.

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

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

Findings of Fact:

a) The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) developed maps and statistical data to be used for analyzing impacts on California's agricultural resources. The FMMP categorizes agricultural land according to soil quality and irrigation status; the best quality land is identified as Prime Farmland. According to the FMMP, the proposed Project site is located in areas designated Farmland of Local Importance. Farmland of Local Importance are areas with soils that would be classified as prime and statewide but lack available irrigation water (California Department of Conservation, 2014). The proposed Project site appears to have been vacant since 1938 and is still vacant land (Geotek, 2016). The proposed Project site is zoned for Manufacturing-Heavy and designed as light industry land use. Agricultural use is not intended for the site or surrounding area. Any impacts are considered less than significant.

b) The proposed Project site is zoned for Manufacturing-Service Commercial and designed as Light Industry land use. Agricultural zoning designations or agricultural uses were not found within the proposed Project limits. Per review of the Riverside County Williamson Act FY 2015/2016 (Sheet 1 of 3) map, the project site is designated as a Non-Williamson Act Land and as a non-enrolled land. Therefore the Williamson Act contract does not apply to the proposed Project site. Therefore, no impact will occur.

c) The surrounding vicinity is not zoned for agricultural purposes and therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) No farmland is located at the proposed Project site or within the surrounding area. The proposed Project would not involve the disruption or damage of the existing environment that would result in the loss of Farmland to non-agricultural use. Therefore, no impact will occur.

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-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and Project Application Materials.

Findings of Fact:

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

b) According to the Temescal Canyon 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) At this location there is no 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. Therefore, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook. SCAQMD CEQA Air Quality Handbook. SCAQMD Rule 403, Fugitive Dust. Based on CalEEMod, Version 2016.3.1. Air Quality Report, by HELIX Environmental Planning, Inc. January 2018.

Findings of Fact:

a) The proposed Project is located within the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has established standards for air quality constituents generated by construction and operational activities for such pollutants as ozone, carbon monoxide, nitrogen oxides, sulfur dioxide, and particulate matter (PM). The SCAQMD maintains an extensive air quality monitoring network to measure criteria pollutant concentrations throughout the Basin. The Basin where the proposed Project is located has been designated nonattainment status for the federal and state standards for ozone and PM_{2.5}, as well as the state standard for PM₁₀ and lead (California Air Resources Board, Area Designations Maps/State and National, June 2013) shown in Table 11.

**Table 11
MAXIMUM DAILY OPERATIONAL EMISSIONS**

Category	Pollutant Emissions (pounds per day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	1	<0.5	<0.5	<0.5	<0.5	<0.5
Energy	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Mobile	1	32	8	<0.5	3	1
Total Daily Emissions	2	33	8	<0.5	3	1
<i>SCAQMD Thresholds</i>	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod (output data is provided in Appendix A)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project does not conflict with or obstruct implementation of the applicable air quality plan as the Project implementation will follow guidance and guidelines consistent with the applicable plans. Any impacts are considered less than significant.

b) During construction of the proposed Project, emissions will be generated by grading activities, construction workers traveling to and from the project site, delivery and hauling of construction supplies and debris, and fuel combustion by on-site construction equipment. Construction emissions would be short-term in nature and would be limited only to the time period when construction activity is taking place.

The emissions anticipated to be generated during construction were modeled based on anticipated construction phasing and the results were found to be below SCAQMD thresholds, thereby not having a significant impact shown in Table 12. However the Project construction will follow mitigation measures including application of water during grading and a 15-miles per hour (mph) speed limit on unpaved surfaces, and watering a minimum of twice daily during construction operations.

During the operations of the site, the maximum daily operational emissions are anticipated to be below the daily thresholds set by the SCAQMD. Operation of the project would therefore not cause a significant impact on air quality.

**Table 12
MAXIMUM LOCALIZED DAILY CONSTRUCTION EMISSIONS**

Phase	Pollutant Emissions (pounds/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	48	22	11	7
Grading	60	35	7	4
Underground Utilities	3	3	<0.5	<0.5
Building Construction	23	18	1	1
Paving	18	15	1	1
Maximum Daily Emissions¹	63	38	11	7
<i>SCAQMD LST Thresholds</i>	<i>488</i>	<i>6,860</i>	<i>96</i>	<i>8</i>
Significant Impact?	No	No	No	No

Source: CalEEMod (output data is provided in Appendix A)

¹ Maximum daily emissions of CO and NO_x occur when Grading and Underground Utilities phases overlap.

Note: Totals may not sum due to rounding.

c) If a project is not consistent with the Air Quality Management Plan (AQMP), which is intended to bring the SCAB into attainment for all criteria pollutants, that project can be considered cumulatively considerable. Additionally, if the mass regional emissions calculated for a project exceed the applicable SCAQMD daily significance thresholds that are designed to assist the region in attaining the applicable state and national ambient air quality standards, that project can be considered cumulatively considerable. As discussed above, the project construction and operations would not exceed the SCAQMD regional significance thresholds and would therefore not be cumulatively considerable.

For two or more projects within close proximity; that is, 1,640 feet (500 meters) or less from the same sensitive receptor, a local cumulative analysis must be performed. The onsite emissions from the related project must be added to the background concentration, which is then summed with the proposed project emissions for comparison to the SCAQMD LSTs or State and federal AAQS. If the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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related projects combine with the proposed project to result in an exceedance of the ambient standards, the project is considered cumulatively significant.

A project is proposed immediately north of the project across Placentia Avenue. The neighboring project proposes construction of a freight logistics terminal. The proposed Project and the neighboring project would be within 1,640 feet (500 meters) from sensitive receptors located to the west. The neighboring project would develop approximately 19 acres of vacant land, in approximately the same timeframe as the proposed Project. Construction is expected to begin February 2018 and last approximately eight months until October 2018. Both projects are approximately 655 feet (200 meters) from the nearest sensitive receptors to the west. SCAQMD LST sets limits for fugitive dust depending on project size and distance to sensitive receptors. Projects over 5 acres are not to exceed 96 pounds per day (lbs/day) of PM₁₀ and 8 lbs/day of PM_{2.5} for receptors at a distance of 655 feet (200 meters).

Both projects would have overlapping grading and underground utilities phases occurring in March 2018. Summing the emissions for the proposed project with the emissions reported for the neighboring project (HELIX 2017), the two projects would combine to emit 14 lbs/day and 8 lbs/day of PM₁₀ and PM_{2.5}, respectively. This would not exceed the LSTs of 96 lbs/day for PM₁₀, and 8 lbs/day for PM_{2.5} for sensitive receptor at 655 feet (200 meters). Therefore, impacts are considered less than significant.

d) The closest sensitive receptors are the single-family residences approximately 655 feet (200 meters) west of the project site. Therefore, the LSTs for receptors located at 655 feet (200 meters) are used. The localized emissions for all criteria pollutants during daily construction would remain below their respective SCAQMD LSTs. There would be a less than significant impact and no mitigation is required.

The greatest potential for Toxic Air Contaminants (TAC) emissions during construction would be related to diesel particulate matter (DPM) associated with heavy equipment operations during earth-moving activities. The SCAQMD does not consider diesel related cancer risks from construction equipment to be an issue due to the short-term nature of construction activities. Construction activities associated with the proposed project would be sporadic, transitory, and short term in nature (i.e., less than one year). The assessment of cancer risk is typically based on a 70-year exposure period. Because exposure to diesel exhaust would be well below the 70-year exposure period, construction of the proposed project is not anticipated to result in an elevated cancer risk to exposed persons due to the short-term nature of construction. As such, project-related TAC emission impacts during construction would not be significant and no mitigation is required.

During the long-term operations of the Project, all signalized intersections would be at a Level of Service D or better during peak hours therefore not causing severe vehicle congestion that generates CO hotspots.

Toxic air contaminants at the site will be per regulation and therefore will not have an impact. A Health Risk Analysis was completed for the proposed Project and was found to have no significant health risk from project-related truck traffic. Any impacts are considered less than significant.

e) The project does not involve the construction of sensitive receptors located within one mile of an existing substantial point source emitter. Any impacts are considered less than significant.

f) Construction odors are limited to the number of people living and working near the source. The nearest residences are located 655 feet (200 meters) west of the project. While some components of asphalt and diesel emissions are considered toxic air contaminants, construction activities would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause significant odor impacts due to the duration of exposure. Odor impacts from construction of the project would be less than significant.

Common sources of operational odor complaints include sewage treatment plants, landfills, recycling facilities, and agricultural uses. The proposed Project, involving a fueling station and maintenance facility, would not include any of these uses. Truck activity generated by the proposed project may emit odors during operation in the form of diesel exhaust from vehicles. The cumulative operational emissions as shown in Table 11 for the proposed project (HELIX Environmental Planning, Inc. 2017), the project would emit 33 lbs/day of NO_x, 8 lbs/day of CO, 3 lbs/day of PM₁₀, and 1 lbs/day of PM_{2.5}. This would not exceed the LSTs of 55 lbs/day for NO_x, 550 lbs/day of CO, 150 lbs/day for PM₁₀, and 55 lbs/day for PM_{2.5} for sensitive receptor at 655 feet (200 meters). Therefore, construction emissions would not be cumulatively considerable. The project would be compliant with applicable General Plan Policies including AQ 2.1-2.4, 4.6, and 17.10 found in the Air Quality Element (County of Riverside 2015c). Any impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), General Habitat Assessment and Focused Burrowing Owl Surveys, ecological Sciences, Inc. dated revised September 7, 2017.

General Habitat Assessment and Focused Burrowing Owl Surveys, prepared by Ecological Sciences, Inc, dated June 2017 (Revised October 2017).

Findings of Fact:

a) The 17.7 -acre site (consisting of 4 parcels) is located in unincorporated Riverside County, California. Specifically, the site is located at the southeast intersection of Placentia Steel and Harvill Avenue. The site occurs on the "Perris" USGS 7.5 -minute quadrangle map, Township 4 South, Range 4 West, Section 13.

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

The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. No direct BUOW observations or sign (feathers, pellets, fecal material, prey remains, etc.) were recorded during the August 2017 focused surveys. Nonetheless, the site (and surrounding areas not developed) support potentially suitable BUOW nesting/foraging habitat). None of the burrows/ refugia inspected during the August 2017 focused surveys were determined to be currently occupied or recently used by BUOW based on the lack of owl observations and absence of sign around burrow entrances. Surveys of the site and scanning adjacent areas during peak BUOW activity times did not reveal any indication that this species was currently present or utilizing the site for foraging purposes. Nonetheless, potential nesting (albeit marginal) and foraging habitat for BUOW is present on and adjacent to the site and the subject site could be occupied by BUOW at any time of the year. Due the presence of suitable BUOW habitat and the potential for this taxon to occur, a 30 -day pre -construction survey for burrowing owls is required prior to initial ground -disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Wildlife Agencies and the Regional Conservation Authority (RCA), and coordinate further with RCA and the Wildlife Agencies,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to standard Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b) No impacts to any endangered, or threatened species will occur.

c) The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery.

The project will not 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 with adherence to Riverside County Conditions of Approval.

e-f) No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials; Gust 2017: Phase I Cultural Resources Assessment Report for the Placentia and Harvill, LLC Truck Maintenance and Fuel Facility Project (Plot Plan No. 26241), Riverside County, California.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by a Riverside County approved Archaeologist it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

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

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

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Therefore impacts in this regard are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

10. Tribal Cultural Resources

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

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

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

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight requesting tribes on April 24, 2017. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. Soboba requested specific conditions of approval be placed on the project. These included a condition for procedures in the case of unanticipated resources and human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on September 13, 2017 and consultation was concluded on the same day. No Tribal Cultural resources were identified by Soboba. Consultation with Morongo took place on May 13,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2017 and June 16,, 2017. No Tribal Cultural resources were identified by Morongo. Consultation with Morongo was concluded on December 11, 2017. Consultation with Pechanga took place on June 18, 2017 and August 15, 2017. No Tribal Cultural Resources were identified by Pechanga. Consultation was concluded with Pechanga on December 11, 2017. (COA. 10. Planning.5), (COA. 10. Planning.6) and (COA. 10. Planning.7).

It has been determined that there will be no impacts to Tribal Cultural Resources because there are none present. Therefore, the Project will not impact tribal cultural resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

11. Paleontological Resources

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

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

Findings of Fact:

a) As indicated on Riverside County General Plan Figure OS-8 “Paleontological Sensitivity”, the project is mapped as having “Low Potential” for paleontological resources (fossils). Proposed project grading/earthmoving activities could potentially impact undiscovered resources. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. The impact to undiscovered paleontological resources will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source: Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database; County Geologic Report GEO No. 2551, prepared by Terracon Consultants, Inc., “Geotechnical Engineering Report, Proposed Trucking Facility, SEC Harvill Avenue and Placentia Avenue, Mead Valley, Riverside County, California,” dated April 20, 2017. (GEO02551)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) and b) GEO02551 concluded that the site is not within an Alquist-Priolo Earthquake Special Study Zone nor is it located within a fault zone based on the County of Riverside GIS website. Further, no tonal lineaments suggestive of faulting traversing the site were seen on aerial photographs. As fault zones are not known to be located on the Project site, there is a low potential for the Project to expose people or structures to substantial adverse effects related to ground rupture. Therefore, impacts will be less than significant in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”; County Geologic Report GEO No. 2551 (GEO02551)

Findings of Fact:

a) The County of Riverside has designated certain areas as potential liquefaction hazard zones. These are areas considered at a risk of liquefaction-related ground failure during a seismic event, based upon mapped surficial deposits and the presence of a relatively shallow water table. The proposed Project site is located within a zone identified as having a “low” liquefaction potential by the County of Riverside GIS website. Based on the anticipated depth to groundwater, and the county maps, the potential for liquefaction at the site is considered low. Other geologic hazards related to liquefaction, such as lateral spreading, are therefore also considered low. Furthermore, GEO02551 concluded that based on the encountered and anticipated depth to groundwater and available maps, the liquefaction hazard potential at the site may be considered low. Additionally, the project will be designed and constructed in accordance with the latest applicable seismic safety guideline as indicated above. Compliance with these standard engineering practices and design criteria will reduce the effects of seismic-related ground failure; including liquefaction. Therefore, the impact will be less than significant

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologic Report GEO No. 2551 (GEO02551)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is located in seismically active Southern California. There are two small faults that pose little threat. However, the San Andres and San Jacinto Faults are in the general county area to the east, which pose a significant seismic threat to life and property. The risk from ground shaking from these faults and the surrounding fault are not considered substantially different than that of other similar properties in the Southern California area. Based on the USGS NSHM 2014 Dynamic Edition Deaggregations with a 2% return period in 50 years, the site has a mean magnitude of 7.04 and a mean distance of 17.25 km. Based on the USGS seismic design maps referencing the 2015 NEHRP Provisions document, the peak ground acceleration (PGAm) at the subject site approximately 0.550g. Additionally, the proposed construction of the shop building of the Project is subject to conformance with the California Building Code (CBC), the County's Building Code, and other applicable standards. Compliance with these standard engineering practices and design criteria will reduce the effects of seismic ground shaking to a less than significant impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

15. Landslide Risk

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

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

Findings of Fact:

a) The proposed Project site is relatively flat with no substantial natural or graded slopes. The proposed Project is not located near any landslide hazard areas; therefore, the possibility for the occurrence of a landslide is minimal. The project will have no impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

16. Ground Subsidence

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

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

Findings of Fact:

a) The site is located within a susceptible subsidence zone as identified on the County of Riverside GIS website. However, based on the depth to groundwater, the impact of subsidence resulting from groundwater removal may be considered low. The principle elements that require building code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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compliance are the shop maintenance building and the fueling island. The remaining elements are asphalt paving for the parking areas, the stormwater bioretention basin, and landscaped areas.

The geotechnical investigation findings (GEO02551) suggest that the surficial soils have a low bearing capacity and that the shop maintenance building may be supported on a slab-on-grade floor slab and shallow spread foundations bearing on a minimum of 1 foot of engineered fill. On-site soils are generally suitable for use as engineered fill. Placement of sub-base aggregate material is recommended beneath the floor slab (slab-on-grade) of the shop maintenance building. Upon completion of proposed earthwork, there will be a less than significant impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

17. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The Project is not subject to inundation by seiche, mudflow, or volcanic hazard. The project will have no impact.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

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

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

Findings of Fact:

a), b), and c) The Project site is relatively flat with the proposed site will keep the topography generally the same. There are no cut or fill slopes that are greater than 2:1 or higher than 10 feet. Additionally, the site will be connected to a sewer system and will not impact any subsurface disposal systems.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection; County Geologic Report GEO No. 2551 (GEO02551)

Findings of Fact:

a), b), and c) Construction of the project would involve excavation to a maximum depth of 10 feet, grading, paving, utility installation, building construction, and landscape installation which has the potential to temporary expose on-site soils that would be subject to erosion during rainfall events or high winds. Construction activities for total land areas greater than one (1) acre are required to comply with the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities. The County requires the Project Applicant to develop and submit for approval a Project-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP will identify erosion and sediment control best management practices (BMPs) to reduce or eliminate sediment discharge to receiving water bodies from storm and non-stormwater discharge during construction. In addition, the Project is required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. With the development of the Project's SWPPP and compliance with SCAQMD Rule 403, the potential for water and/or wind erosion impacts during project construction would be less than significant and mitigation is not required.

Following construction of the proposed Project, sediment erosion through wind and water erosion would be minimized as the surface area of the proposed Project site would be covered with an impervious surface and pervious areas will be landscaped and revegetated. Implementation of the proposed Project would result in less long-term erosion and loss of topsoil than the current existing conditions of the Project site. In addition the Project Applicant is required to submit a Water Quality Management Plan (WQMP) to the County, which incorporates Low Impact Design (LID) elements to reduce or eliminate sediment discharge through stormwater and non-stormwater discharge. Through the fulfillment of the Project's WQMP requirements, the proposed Project would not results in substantial erosion or loss of top soil during long-term operation.

Laboratory tests on soil samples taken during the geotechnical investigation indicate that the materials at a depth of approximately two (2) feet exhibit a negligible swell/collapse potential when saturated, and therefore do not have expansive characteristics.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project does not proposed use of septic tanks or alternative wastewater disposal system. Therefore, with adherence to permitting requirements the potential impacts from infiltration systems would be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

20. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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), and b) The existing drainage pattern is generally northwest to southeast with an average slope of 0.01 feet/feet with a culvert outlet near the northwest corner of the site. Flows from that outlet currently drain across the site from west to east and turn south within a natural drainage ditch along the RCTC RR tracks. There is a depression adjacent west of an existing culvert under the tracks approximately 190 feet north of Placentia Avenue. A storm drain culvert exists in the southwest corner of the property. Flows from this culvert flow east within the California Department of Transportation (Caltrans) rights-of-way (parcel adjacent to Placentia Avenue) until they reach the RCTC culvert under the railroad tracks.

The proposed Project drainage features include construction of a lined conveyance consistent with the Riverside County Flood Control and Water Conservation District (RCFC&WCD) Perris Valley Master Drainage Plan (MDP) planned facilities H-11. The proposed conveyance will function consistent with the Perris Valley MDP. An underground storm drain will be constructed adjacent to the south property line that follows the existing drainage pattern from the southwest and is consistent with the MDP planned facility H-10.1. The proposed Project on-site drainage will be directed to a proposed bioretention basin that will mitigate pollutants of concern including sediment before release into the existing downstream conveyance at the RCTC culvert. Therefore, the project will not substantially alter the existing drainage patterns for the area, resulting in substantial downstream erosion or siltation.

Implementation of the SWPPP and the WQMP LID features will result in reducing any increases in water erosion both on and off site. Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. Wind Erosion and Blowsand from project either on or off site.

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

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

Findings of Fact:

a) The Project is required to comply with SCAQMD Rule 403, which would reduce the amount of particulate matter in the air and minimize the potential for wind erosion. With the development of the Project’s SWPPP and compliance with SCAQMD Rule 403, the potential for wind erosion and blowsand impacts during project construction would be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No mitigation measures are required

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County Climate Action Plan

Findings of Fact:

a) A variety of emissions were evaluated for analyzing generation of greenhouse gas (GHG) emissions from the proposed Project. These including during construction and operation. Operational emissions were further evaluated to include areas source, energy, vehicular (mobile), off-road, stationary, solid waste, water, and other emission sources. The total emission from all the above sources result in an annual GHG emissions of 1,680 MT CO2e, which is less than the County CAP’s 3,000 MT CO2e per year screening threshold shown in Table 14. Therefore, the increase in GHG emissions would not be cumulatively considerable, and the impact would be less than significant. No mitigation measures would be required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table 14
TOTAL ESTIMATED OPERATIONAL GHG EMISSIONS

Emission Sources	Emissions (MT CO ₂ e)
	2020
Area Sources	<0.5
Energy Sources	74
Vehicular (Mobile) Sources	1,587
Solid Waste Sources	4
Water Sources	24
Operational Subtotal	1,689
Construction (Annualized over 30 years)	9
TOTAL OPERATIONAL EMISSIONS	1,698

Source: CalEEMod output data is provided in Appendix A

Note: Totals may not add up exactly due to rounding.

b) There are numerous State plans, policies and regulations adopted for the purpose of reducing GHG emissions. The principal overall State plan and policy is AB 32, the California Global Warming Solutions Act of 2006. The quantitative goal of AB 32 is to reduce GHG emissions to 1990 levels by 2020. SB 32 would require further reductions of 40 percent below 1990 levels by 2030. Because the project's operational year in 2018, the project aims to reach the quantitative goals set by AB 32. Statewide plans and regulations such as GHG emissions standards for vehicles (AB 1493), the LCFS, and regulations requiring an increasing fraction of electricity to be generated from renewable sources are being implemented at the statewide level; as such, compliance at the project level is not addressed. Therefore, the proposed Project does not conflict with those plans and regulations.

As previously discussed, the County CAP applies a screening threshold of 3,000 MT CO₂e per year to comply with the reduction goals of AB 32. The proposed project's increase in GHG emissions would be less than County's screening threshold. Therefore, the project would be consistent with the County CAP. Implementation of the proposed project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. This would represent a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) A Phase 1 Environmental Site Assessment (ESA) was prepared for the Project site by Geotek in October 2016. As part of the Phase I ESA, Geotek conducted a site reconnaissance, interviewed the current property owner, researched regulatory hazardous materials databases, and reviewed historical reference materials, such as aerial photographs, topographic maps, and area phone directories. The Phase I ESA has determined the property has been an undeveloped lot during its entire recorded existence. The surrounding area is largely vacant land and industrial use, with an industrial park developed beginning in the 1980s on the adjacent properties to the south and southeast. Federal and state records review did not reveal any potential threats to the soil and/or groundwater from any of the surrounding properties.

Construction activities associated with the proposed Project is unlikely to involve the use of hazardous materials and the most likely sources of hazardous materials would be from vehicles and construction equipment at the site. Small amounts of hazardous materials, including solvents, lubricant, paint, and cleaners used during construction activities. These materials would be confined and located at the applicable staging areas for the Project site. Federal and state regulations that govern the storage of hazardous materials in containers (i.e., the types of materials and the size of packages containing hazardous materials), secondary confinement requirements, and the separation of containers holding hazardous materials, would limit the potential adverse impacts of contamination to a contained area. In compliance with the State Water Resources Control Board's General Permit for Storm Water Discharges Associated with Construction Activity and a Project-specific SWPPP, standard BMPs would be used during construction activities to minimize runoff of contaminants and clean-up any spills. Applicable BMPs include, but are not limited to controls for: vehicle and equipment fueling and maintenance; material delivery, storage, and use; spill prevention and control; and waste management. Implementation of these construction standards would minimize the potential for an accidental release of petroleum products, hazardous materials, and/or explosion during construction activities at the proposed Project site.

Operation of the proposed Project site will include truck-trailer parking, truck maintenance, truck fueling, employee parking and a shop maintenance building. There exists the likelihood that hazardous material will be handled and used during truck fueling, maintenance, and repair. The Riverside County Department of Environmental Health (DEH) Hazardous Materials Branch is responsible for overseeing hazardous materials programs in the County. Pursuant to the Riverside County Code of Ordinances, Title 8, Chapter 8.64 – Disclosure of Hazardous Materials and Formulation of Business Emergency Plans, permits issued by the DEH are required for hazardous materials handled in quantities greater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than or equal to the amount specified in Section 8.64.070. Such businesses are also required to comply with California’s Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County of Riverside Fire Department and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan (HMBEP). A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and State Community Right-To-Know laws and to provide detailed information for use by emergency responders. In addition, the Project would be required to comply with County of Riverside ordinance and codes for reporting and permitting requirements for the use, handling, storage, and transportation of hazardous materials.

With mandatory regulatory compliance with the Riverside County Code of Ordinances, potential hazardous materials impacts associated with construction activities and long-term operation of the Project are determined to be less than significant.

b) The proposed Project is not expected to result in a release of hazardous materials into the environment. No fuel or oil will be stored on site during construction or operation, other than the underground fuel and propane tanks that are labeled and permitted. Hazardous materials transport, storage, and response to upsets or accidents are primarily subject to federal regulation by the Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance under Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title’s 8, 13, 22, and 26 of the California Code of Regulations, Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), and the California Building Code. As such, the Project is subject to all applicable federal, state, and local regulations related to the transportation, use, and disposal of hazardous materials. Therefore, impacts are less than significant.

c) The proposed Project would be constructed on privately owned land with improvements to public rights-of-way that includes street widening, curb and gutter removal and replacement, sidewalk and driveway and driveway construction. There will be minor construction in Caltrans rights-of-way at the south boundary to accommodate connection to the existing culverts undercrossing Placentia Avenue and Harvill Avenue and construction of a storm drain to convey flows from the culverts to the bioretention basin and outlet to the existing conveyances off-site. All work would occur under permit from the County. Appropriate notifications would be given to local emergency providers so that alternative emergency routes can be planned, if necessary. As a standard practice, street work would be subject to the requirements of a Traffic Control Plan approved by the local transportation agency, or would comply with applicable work area traffic control requirements. Additionally, advance notification to emergency services can be provided as part of the construction services. Also, open trenches may be steel plated overnight to continue the flow of traffic in the area. Aside from the street work, no other disruptions to the local transportation system would occur, and substantial interruptions to emergency access are not anticipated. The impact will be less than significant.

d) Currently, there are no schools located within one-quarter mile of the Project site. The closest school is Val Verde Elementary School located approximately one-half mile southeast of the Project site. The proposed Project’s potential to emit hazardous emissions or handle hazardous or acutely hazardous

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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materials, substances, or waste within one-quarter mile of an existing or proposed school would be less than significant.

e) The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List" (after the Legislator who authored the legislation that enacted it). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases, the information to be included in the Cortese List does not exist. While Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations (CalEPA, 2014a). The California Environmental Protection Agency (CalEPA) has identified the data resources that provide information regarding the facilities or sites identified as meeting the "Cortese List" requirements (Cal EPA, 2014b).

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
- List of Leaking Underground Storage Tank Sites by County and Fiscal Year from State Water Board GeoTracker database.
- List of solid waste disposal sites identified by the State Water Board with waste constituents above hazardous waste levels outside the waste management unit.
- List of "active" Cease and Desist Orders (CDO) and Cleanup and Abatement Order (CAO) from the State Water Board.
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

The site has been vacant in its historical past and is not listed on a list of hazardous materials site. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a), b), c), and d) The site is located within Airport Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone C2 of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is restricted. The trucking support and trailer parking facility on 17.71 acres.

The facility proposes the development of a 5,387 square foot truck fueling station with four pumps, along with a 18,044 square foot office and maintenance shop building, and a 400 square foot fuel equipment office building. The project is located southerly of Placentia Avenue, easterly of Harvill Avenue, westerly of BNSF rail line and I-215, and northerly of Water Street in the unincorporated community of Mead Valley, approximately 15,440 feet southwesterly of the southerly end of Runway 14-32 at March Air Reserve Base in the unincorporated community of Mead Valley.

The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,642 feet AMSL. The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 15,440 feet from the runway to the closest parcel within the site. The site's elevation is 1,516 feet AMSL and the proposed building height is 26 feet, for top point of elevation of 1,542 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 30 feet. The project proposes on 26 feet at the highest point of the structure. The Airport Land Use Commission had a public hearing on June 8, 2017, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would have no effect on air transport activities or their flight paths. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

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

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

Findings of Fact:

a) The Proposed Project site is adjacent to vacant lots that are periodically disced to reduce the growth of ruderal vegetation and no wildlands are present at, or adjacent to, the Project site. The site is not in a designated area of high wildfire susceptibility as indicated in the Mead Valley Area Plan. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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

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

Findings of Fact:

a) The existing drainage pattern is generally southwest to northeast with an average slope of 0.02 feet/feet with a culvert outlet near the northeast corner of the site. Flows from that outlet currently drain across the north boundary of the site from west to east and turn north under Placentia Avenue within a natural drainage ditch along south embankment of the street (parcel adjacent to Placentia Avenue). There is a depression adjacent west of the existing culvert under the RCTC RR tracks approximately 190 feet north of Placentia Avenue.

The Project will alter existing sheet flow through the project area but the off-site flows entering the Project area through the existing 42-inch culvert in the northwest corner will follow existing flow patterns. The increase in impervious surface will increase the local rate and amount of surface runoff but will be attenuated by the construction of the bioretention basins that are sized to control flow rates exiting the property. There will be no net flow increase resulting in flooding on or offsite. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Waste discharge restrictions are implemented control measures that provide for the attainment of the Region 8 – Basin Plan’s beneficial uses and water quality objectives. These restrictions are implemented through the National Pollutant Discharge Elimination System (NPDES) permits issued to regulate discharges with enforcement actions; Waste Discharge Requirements/permits (WDRs) issued by the RWQCB in accordance with Section 13263 of the California Porter-Cologne Act with enforcement actions; and Best Management Practices (BMPs).

The Project site consists of gross area of 18.1 acres and a net area of 16.3 acres. The shop building, fueling island, and parking area are impervious surface comprising approximately 13.5 acres (83%) and the remainder is pervious landscaping, and the stormwater bioretention basins comprising 2.8 acres (17%). The site is designed with drainage infrastructure that directs all site runoff to the bioretention BMPs that act to remove pollutants of concern associated with the land use. The drainage infrastructure shall be constructed, operated and maintained under the waste discharge requirements. Preliminary and Final WQMPs will be submitted to the County for review and approval that will review the impairments in downstream receiving waters (pathogens, nutrients, PCBs, sediment toxicity, indicator bacteria, copper, and lead), potential pollutants generated from the site (bacterial indicators, metals, nutrients, pesticides, toxic organic compounds, sediments, trash and debris, and oil and grease), and any mitigation for the pollutants of concern from the Project.

The bioretention BMPs mitigate and reduce pollutant loads before discharge into downstream facilities. The implementation of site-specific BMPs for post-construction are necessary to comply with the Region 8-RWQCB MS4 permit.

c) No groundwater will be produced by extraction at the Project site. The Project area is near the west boundary of the Perris – North Groundwater Management Zone but is not located near a recharge basin. The nearest groundwater monitoring well is approximately one mile east of the Project site and the level in the well was measure in March 2017 at 64.5 feet below ground surface. The Project is not expected to impact groundwater supplies or interfere substantially with groundwater recharge. The project will have no impact.

d) The Project incorporates two bioretention basins that will act to attenuate stormwater runoff and prevent discharge greater than the existing condition. On-site flows are directed to the bioretention basins where treatment by settling, uptake of pollutants in the biological substrate, and filtration will occur. There will be additional flow losses through minor infiltration. There will be no substantial additional sources of polluted runoff exiting the site. Impacts would be less than significant.

e) The Project is located on Flood Insurance Rate Map (FIRM) map panel 1430 revised August 2014. It is in Zone X in an area determined to be outside the 0.2% annual chance floodplain. No housing will be constructed by the Project. The project will have no impact.

f) The Project is located in Zone X in an area determined to be outside the 0.2% annual chance floodplain (500-year recurrence). No structures will be constructed within the 100-year flood hazard area. The project will have no impact.

g) Implementation of the bioretention basin is a stormwater BMP that will provide treatment of on-site flows and protect water quality. Impacts would be less than significant.

h) The project will include implementation of stormwater Treatment Control BMPs as required by the Region 8-RWQCB MS4 permit. The BMPs will be designed and maintained per the Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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WQMP guidance manual and retain maintenance records for inspections. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The existing drainage pattern is generally southwest to northeast with an average slope of 0.02 feet/foot with a culvert outlet near the northeast corner of the site. Flows from that outlet currently drain across the north boundary of the site from west to east and turn north under Placentia Avenue within a natural drainage ditch along south embankment of the street (parcel adjacent to Placentia Avenue). There is a depression adjacent west of the existing culvert under the RCTC RR tracks approximately 190 feet north of Placentia Avenue.

The Project will alter existing sheet flow through the project area but the off-site flows entering the Project area through the existing 42-inch culvert in the northwest corner will follow existing flow patterns. The increase in impervious surface will increase the local rate and amount of surface runoff but will be attenuated by the construction of the bioretention basins that are sized to control flow rates exiting the property. There will be no net flow increase resulting in flooding on or offsite. Impacts would be less than significant

b), and d) The site will route all runoff through the bioretention basin thereby accounting for the change in absorption rates between pre- and post-construction rates. Additionally, the site will detain the differential of the pre- and post-construction runoff generated from a 2-year, 5-year, and 10-year

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recurrence interval on site. This detention will allow for no impacts associated with changes in absorption rates or changes in amounts of surface water. Impacts would be less than significant

c) The Project is located over two miles west of the Perris Valley Drain. The Perris Valley Drain is the main stem conveyance of the Perris Valley MDP and the floodway is a special flood hazard area and in the 100-year floodplain limits. The immediate area around the Drain is in Zone AE. The Drain is not confined by levees in this area and the Project would not expose people or structures to flooding. Perris Reservoir is located 3.5 miles east of the Project and is impounded by the 130 feet high Perris Dam. Section 4.11 Flood and Dam Inundation Hazards of the County of Riverside Environmental Impact Report No. 521, Figure 4.11.2 Dam Failure Inundation Zones indicate that the Project is not in the Inundation Zone. The Project would not expose people or structures to flooding caused by dam or levee failure. Impacts would be less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). The project will not result in a substantial alteration to the present or planned land use of an area. The existing land use designation of the project site is Light Industrial (LI). The surrounding land use designations are Light Industrial (LI) to the north and south, Business Park (BP) to the west and to the east I-215. The proposed project will not involve the alteration of the existing land use designation as part of the project scope. The project will have no impact.

b). The project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within vicinity to the City of Perris Sphere of Influence. The project complies with applicable land use designations within close vicinity to the project site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 - e). The project site's development will be consistent with the current zoning classification of Manufacturing-Heavy (M-H) of the site. Zoning within the vicinity includes Manufacturing-Heavy (M-H) which is consistent with the proposed development. The project does not divide the community in any way. The proposed industrial use will be consistent with surrounding uses as it will serve the Mead Valley residents and the surrounding region and is consistent with the land use designations and policies of the General Plan and the Mead Valley Area Plan. The site is adjacent to vacant land to the south, industrial uses north and west, and to the east the I-215. The project is adjacent to non-residential uses surrounding the site. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

a) and b) In 1975, the State legislature adopted the Surface Mining and Reclamation Act (SMARA). The SMARA designated Mineral Resources Zones (MRZs) that were of State-wide or regional importance. Classification of land within California takes place according to a priority list established by the State Mining and Geology Board (SMGB). The proposed Project site is located in an area designated as MRZ-3 as illustrated in the County's General Plan. MRZ-3 designated areas are defined as areas where the available geologic information indicates that the significant mineral deposits are undetermined.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, classification of the MRZ does not utilize existing land uses as criteria in its classification. As the designed zoning of the proposed Project site is Manufacturing-Service Commercial, mining extraction activities are prohibited from occurring on the Project site. The use of the proposed Project site is for non-mining land uses as called for by the County's General Plan and would not result in a significant loss of mineral resources of value to the region or state. The loss of availability of a known mineral resource that would be of value to the region and the residents of the state would be a less than significant impact.

The proposed Project site has been identified by the County's General Plan as an area where the available geologic information indicates that the significant mineral deposits are undetermined. As the designed zoning of the proposed Project site is Manufacturing-Heavy, mining extraction activities are prohibited from occurring on the Project site. The proposed Project would not result in the loss of availability of mineral resources. Impacts will be less than significant.

c) and d) The proposed development is not an incompatible land use as the project is consistent with the Riverside County land use for the area. Additionally, as discussed above, the area does not have a State classified or designated or existing mine or abandoned quarry. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is located within the March Air Reserve Base/March Inland Port (March ARB/IPA ALUCP), Influence Area II. The project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area. Existing noise levels on the project site mainly derived from vehicular sources along I-215 and Harvill Avenue. Although aircraft noise is audible from planes using MARB, the project site is approximately 2.6 miles from MARB. At this distance, the noise impact from MARB is marginal. According to the current MARB Air Installation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compatible Use Zone (AICUZ) Study and Inland Port Airport Land Use Compatibility Plan, the project site is outside the 60 dB CNEL noise contour. Therefore, the employees at this project location will not be exposed to excessive noise levels and the impact is considered less than significant.

b) The project is located within proximity of March Air Reserve Base (MARB) and is within Safety Zone II of the MARB Airport Influence Policy Area, which is a safe distance from excessive noise levels. Therefore, the impact is considered less than significant. As discussed above, the site is within the March Air Reserve Base influence area but the anticipated decibels at the site are outside of the 60db contours and therefore have no effect to the project site. The project is outside of the Perris Valley Airport Influence area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

The nearest railroad track to the project area is approximately 450 feet directly east of the building. Per figure 4.13.22 (worst case scenario) of the General Plan Typical Railroad Noise Contours, the 70dB contour is estimated to be approximately 300 feet west of the track.

The threshold of significance for Light Industrial, per the General Plan's Figure 4.13.39, Land Use Compatibility for Community Noise Exposure, is 70 dB. Given that the area between the 300 feet and 450 feet from the tracks will be used as parking for trucks and trailers, and the building will be located outside of this distance, the site workers are not anticipated to experience rail-related noise that exceeds the threshold limit. Accordingly, implementation of the project is not expected to generate significant impacts vis-a-vis the imposition of railroad noise on persons working at this future site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway to the project area is approximately 750 feet directly east of the building. Per figure 4.13.9 of the General Plan Typical 6 Lane Freeway Noise Contours, the 65dB contour is estimated to be approximately 571 feet west of the center of the freeway.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The threshold of significance for Light Industrial, per the General Plan's Figure #4, Land Use Compatibility for Community Noise Exposure, is 70 dB. Given that the project site falls outside of the 65 dB contour, the project is not anticipated to experience highway noise that exceeds the threshold limit. Accordingly, implementation of the project is not expected to generate significant impacts vis-a-vis the imposition of highway noise on persons working at this future site. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

Construction activity and roadway noise will be the predominant impact on the project in the short-term and long-term, respectively. However, construction and operation noise levels would not exceed Riverside County noise standards, and the increase in operational noise would not be considered substantial. Therefore, impacts from other noise would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary

35. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Normal truck operations will increase the existing ambient levels. However, the project is within 0.25 mile of the existing Interstate 215, and the project with the proposed landscaping will reduce those

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels. The incremental increase in noise level from the proposed Project is minimal as most of the operations are within the noise levels prescribed for an industrial facility and sensitive receptors are over 600 feet away from the project site. Therefore, there would be a less than significant impact.

b) The proposed Project will have a temporary increase in ambient noise levels during construction. However, the loudest construction equipment usage with a 100 dB at 50 feet will reduce the noise levels to 60 dB at approximately 600 feet. Therefore the immediate site will have a temporary increase in ambient noise, however the increase will not be substantial. Therefore, there would be a less than significant impact.

c) The proposed Project site is located approximately 2.6 miles south of March Air Reserve Base, formerly March Air Force Base, which is a United States Air Force military installation operating the Air Force Reserve's 452nd Air Mobility Wing and serving as Air Force Reserve Command's 4th Air Force Headquarters. The buildings will be designed consistent with the County of Riverside noise ordinances and will not expose personnel working on site to noise levels that are not consistent with the local general plan. The site will house truck trailers and sensitive receptors are at least 655 feet (200 meters) from the nearest sensitive receptors to the west. Normal truck noise will not result in generation of noise levels that are in excess of standards.

During construction, the construction equipment will create more noise. However, with the distance of over 600 feet from the receptors, the decibel level will be within the local general plan standards. Therefore, there would be a less than significant impact.

d) Normal truck operations do not create groundborne vibration or groundborne noise. Sensitive receptors are far enough from the site to not have an impact from groundborne vibration or noise during on-going operations. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a), b), c), d), and e) The Project is an industrial use and is consistent with the designated land use for the site. The site is a vacant parcel with no existing housing on the site or immediate vicinity. The Project would not result in the displacement of, demand for, or necessitating the construction of replacement housing or any existing housing. The project will also not impact a County redevelopment area or cumulatively exceed official regional or local project growths. Therefore, there will be no impact.

f) The proposed Project is an industrial use and would not result in substantial direct or indirect population growth. This project will have approximately 10 personnel working during business hours. Mead Valley and near vicinity population is over 100,000 with approximately 17 percent of the population, 25 years and over, that is unemployed. This additional work job availability will not increase the local population. The proposed Project in addition does not have a housing development component that could induce population growth, nor does the Project have extension of roads. The construction of drainage infrastructure is for the site and compliance with the Perris Valley MDP. All other infrastructure is for necessary connections to existing sewer, water, and communications. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The Project area is serviced by the Riverside County Fire Department. The Project will comply with required standards and inspections by the Fire Department. The proposed infrastructure will be equipped with fire suppression infrastructure like fire hydrants etc. The relative size, scope and nature of the proposed project will not create significant fire service impacts either during construction or following project build out {e.g., no new fire facilities will be required as a direct and proximate result of the approval, development and operation of the project). No additional impact is anticipated, for fire protection services by the proposed Project. Therefore, impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Project is serviced by the Riverside County Sheriff's Department. The project's scope, nature and scale will create only minimal additional patrol obligations on the part of the Riverside County Sheriff's Department; no additional stations or other police facilities are required in order to accommodate the project. No significance threshold for Sheriff's services is met with construction of the project. Notwithstanding, in order to address the modest increase in police protection services necessitated. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project. Therefore, impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools

Source: Perris Area Union School District correspondence, GIS database

Findings of Fact: This project is Light Industrial in nature and will have little to no direct impact on school services or require any specific mitigation. Notwithstanding, Riverside County Ordinances require commercial development to contribute and pay development fees to mitigate general impacts on school facilities. Accordingly, the project applicant may be required to pay impact fees related to schools which will help assure that project impacts remain at less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

This project is Light Industrial in nature and will have little to no impact on library services, or require any specific mitigation. Notwithstanding, Riverside County Ordinances require commercial development to contribute and pay development fees to mitigate general impacts on library facilities. Accordingly, the project applicant may be required to pay impact fees related to libraries which will help assure that project impacts remain at less than significant levels

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. 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:

This project proposes light industrial uses and will have little to no impact on health services or require any specific mitigation. Notwithstanding, Riverside County Ordinances require commercial development to contribute and pay development fees to mitigate general impacts on health services facilities. Accordingly, the project applicant may be required to pay impact fees related to health facilities which will help assure that project impacts remain at less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a), b) and c) The zoning makes the project exempt from Ordinance # 460, and the nature of the project will create little to no impact on existing recreational infrastructure (e.g., project employees and occupants are not anticipated to need or utilize recreational facilities as a function of the use/occupancy of the proposed facilities). Additionally, the project is not located within a Community Service Area. Accordingly, implementation of the project will not create a need for new or improved recreational facilities or create recreation-related impacts requiring mitigation or the payment of fees. The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 site is not in conflict with any existing or proposed trail system or element thereof. The project will have no impacts.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project will be accessible via a single driveway entrance located on the east side of Harvill Avenue, just south of Placentia Avenue. This entrance will be used by both passenger vehicles and trucks. Offsite vehicular circulation shows that existing volumes should provide sufficient gaps for vehicles and trucks exiting from the driveway to not impact circulation.

The parking for the project shall be identified on the project plans and will meet Riverside County requirements.

An analysis was completed for cumulative project conditions which included 12 projects in addition (provided by County of Riverside). A detailed traffic operations analysis was conducted to evaluate all study intersections. All study intersections were analyzed separately under Existing Year (2017) Conditions, Project Completion Year (2019) Conditions, Cumulative Year (2019) Conditions, and Placentia Interchange Year (2020) Conditions.

As the work relates to intersection impacts, based on the cumulative condition scenario, the following intersections are considered to be significantly impacted by the project.

- Ramona Expressway at I-215 Southbound Ramps
- Harvill Avenue at Placentia Avenue (PM Peak Hour)

The impacts to the listed intersections are considered significant mainly due to the project contributing a significant number of peak hour trips during the peak periods. However, based on the Mid County Parkway Traffic Technical report, provided by RCTC, there will be a significant change in the distribution of project trips, roadway and intersection geometry, and changes from stop to signal control at certain intersections in the year 2020. These changes will make a difference for intersection Level of Service (LOS) at year 2020.

#	Intersection	Control	AM Peak Hour				Difference	Peak Hour Project Trips	Impact
			Without Project		With Project				
			Delay	LOS	Delay	LOS			
AM Peak Hour									
1	Harvill Ave / Caljalco Expwy	Signalized	52.9	D	53.2	D	0.3	10.0	No
2	Ramona Expwy / I-215 SB Ramps	Signalized	73.3	E	73.5	E	0.2	3.0	No
3	Ramona Expwy / I-215 NB Ramps	Signalized	118.3	F	118.3	F	0.0	3.0	No
4	Harvill Ave / Placentia Ave	Signalized	9.4	A	9.8	A	0.4	105.0	No
5	I-215 Frontage Road / Placentia Ave	Signalized	3.9	A	3.9	A	0.0	0.0	No
6	Harvill Ave / Water Ave	Signalized	30.6	D	30.8	D	0.2	6.0	No
7	Harvill Ave / Orange Ave	Signalized	34.1	D	34.6	A	0.5	6.0	No
8	Harvill Ave / N A St	Signalized	4.4	A	4.4	A	0.0	6.0	No
9	Nuevo Road / I-215 SB Ramps	Signalized	18.5	B	18.5	B	0.0	6.0	No
10	Nuevo Road / I-215 NB Ramps	Signalized	56.7	E	57.1	E	0.4	6.0	No
11	Harvill Ave / NE Site Driveway	TWSC	-	-	19.4	C	19.4	93.0	No
12	Harvill Ave / SE Site Driveway	TWSC	-	-	15.8	C	15.8	31.0	No
13	SB I-215 On/Off Ramp / Placentia Ave	Signalized	8.5	A	8.8	A	0.3	93.0	No
14	NB I-215 On/Off Ramp / Placentia Ave	Signalized	14.3	B	14.8	B	0.5	47.0	No

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

PM Peak Hour									
1	Harvill Ave / Caljalco Expwy	Signalized	38.3	D	38.6	D	0.3	11.0	No
2	Ramona Expwy / I-215 SB Ramps	Signalized	98.3	F	98.3	F	0.0	3.0	No
3	Ramona Expwy / I-215 NB Ramps	Signalized	66.3	E	66.4	E	0.1	3.0	No
4	Harvill Ave / Placentia Ave	Signalized	10.6	B	12.4	B	1.8	121.0	No
5	I-215 Frontage Road / Placentia Ave	Signalized	3.8	A	3.8	A	0.0	0.0	No
6	Harvill Ave / Water Ave	TWSC	187.0	F	191.3	F	4.3	6.0	No
7	Harvill Ave / Orange Ave	TWSC	23.8	C	23.9	C	0.1	6.0	No
8	Harvill Ave / N A St	Signalized	6.7	A	6.7	A	0.0	6.0	No
9	Nuevo Road / I-215 SB Ramps	Signalized	31.7	C	31.8	C	0.1	6.0	No
10	Nuevo Road / I-215 NB Ramps	Signalized	28.8	C	28.9	C	0.1	6.0	No
11	Harvill Ave / NE Site Driveway	TWSC	-	-	16.2	C	16.2	106.0	No
12	Harvill Ave / SE Site Driveway	TWSC	-	-	12.6	B	12.6	38.0	No
13	SB I-215 On/Off Ramp / Placentia Ave	Signalized	9.6	A	10.3	B	0.7	107.0	No
14	NB I-215 On/Off Ramp / Placentia Ave	Signalized	10.5	B	11.0	B	0.5	54.0	No

Based on the table above, there are no intersections within the Placentia Interchange Year (2020) scenario that are operating at an unacceptable LOS. The intersection of Ramona Expressway at I-215 Southbound Ramps operates at an acceptable LOS in the Placentia Interchange Year (2020) scenario mainly due to a change in the distribution of project trips being redirected away from the interchange at Ramona Expressway. Also, the Placentia Interchange Year scenario also considers that there will be a change in roadway geometry and four new signaled intersections on Placentia Avenue between Harvill Avenue and I-215 Frontage Road. The new improvements alleviate traffic demands at the intersection of Harvill Avenue and Placentia Avenue, which is no longer operating at an unacceptable LOS under the Placentia Interchange Year (2020) scenario.

Based on the results of the various scenarios studied for this project there is no need to provide improvement strategies at intersections within the project study area, since the impacts are created by cumulative projects. Since these impacts are created by cumulative projects, mitigation will need to be determined via regional funding programs. The project will pay into the Transportation Uniform Mitigation Fee (TUMF) to mitigate any impacts in the study area.

The analysis related to roadway segment impacts, based on the cumulative condition scenario, the roadway segment at Cajalco Road east of Harvill Avenue is considered to be significantly impacted by the proposed Project.

The impact to the listed roadway segment is considered significant mainly due to the project contributing a significant number of peak hour trips during the peak period. However, based on the Mid County Parkway Traffic Technical report, provided by RCTC, there will be a significant change in the distribution of project trips, roadway and intersection geometry and changes from stop to signal control at certain intersections in the year 2020.

Roadway Segment	Lanes/ Class	LOS E Capacity	2020 Placentia Interchange			Project Traffic	2020 Placentia Interchange + Project			Dif	Impact?
			ADT	V/C	LOS		ADT	V/C	LOS		
Ramona Expressway											

						Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact		
West of I-215 NB Ramps	EX	40,900	33,100	0.809	D	30	33,130	0.810	D	0.001	No
Cajalco Road											
East of Harvill Avenue	EX	40,900	26,000	0.636	C	30	26,030	0.636	C	0.001	No
Harvill Avenue											
North of Rider Street	MH	34,100	11,900	0.349	C	102	12,002	0.352	C	0.003	No
North of Water Avenue	MH	34,100	12,500	0.367	C	58	12,558	0.368	C	0.002	No
North of Orange Avenue	MH	34,100	9,350	0.274	C	58	9,408	0.276	C	0.002	No
South of Orange Avenue	MH	34,100	6,200	0.182	C	58	6,258	0.184	C	0.002	No
South of North A Street	MH	34,100	6,200	0.182	C	58	6,258	0.184	C	0.002	No
Placentia Avenue											
East of I-215 Frontage Road	AH	35,900	8,300	0.231	C	0	8,300	0.231	C	0.000	No
Nuevo Road											
West of I-215 NB Ramps	AH	35,900	15,300	0.426	C	58	15,358	0.428	C	0.002	No
East of I-215 NB Ramps	AH	35,900	17,700	0.493	C	58	17,758	0.495	C	0.002	No

Note: EX = Expressway. MH = Major Highway. AH = Arterial Highway.

Based on the table above, there are no roadway segments within the Placentia Interchange Year (2020) scenario that are operating at an unacceptable LOS. The roadway segment of Cajalco Road east of Harvill Avenue operates at an acceptable LOS in the Placentia Interchange Year (2020) scenario mainly due to a change in the distribution of project trips being redirected away from the interchange at Ramona Expressway towards the new Placentia Interchange (to be completed in 2020). The change in project trips distribution alleviates traffic demand for many of the project area study roadway segments. As such, none of the roadway segments within the Placentia Interchange Year (2020) scenario operate at an unacceptable LOS.

Based on the results of the various scenarios studied for this project there is no need to provide improvement strategies at roadway segments within the project study area. Impacts will be less than significant.

b) Based on work proposed by the RCTC, the proposed Project will not conflict with the congestion management program, nor will the proposed Project impact any level of service as noted above. Impacts will be less than significant.

c), d), e), f), and g) The proposed Project has no effect on air traffic patterns, or later waterborne, rail or air traffic. The proposed Project will not limit sightlines, construct sharp curves, create dangerous intersections, or impose incompatible uses to existing and planned land uses. The project also will not need new or altered maintenance of roads, or cause an effect on circulation during project construction as the majority of the construction will be on the site which is not within public right-of-way. A turn pocket will be added for queuing purposes as requested by Riverside County and the construction would be within the roadway segment. The project will have no impacts.

h) The proposed Project is designed with all applicable codes, ordinances, and statutes governing the access of emergency vehicles to the Project site. The site provides an emergency access driveway to be used by emergency vehicles only. Passenger vehicles, trucks, and emergency vehicles may utilize

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the main driveway located approximately 250 feet south of the north boundary. The driveway does not have any access restrictions, and thus are all access. Truck traffic will contribute congestion to the roadways in the vicinity but will not significantly impact emergency access. Impacts will be less than significant.

i) The existing pedestrian network does not currently provide a continuous sidewalk connecting adjoining land uses along Harvill Avenue. The proposed Project will provide sidewalk, curb and gutter along the project frontage. All internal pedestrian networks will be constructed to meet County standards as they relate to pedestrians.

Transit service is offered by the Riverside Transit Agency (RTA) throughout the urbanized area, and into the more rural areas of Riverside County. Currently there are no bus stops along Harvill Avenue and the proposed Project will not impose significant impacts to the expansion of the public transit system in the vicinity. Any impacts to area transportation facilities/resources during the construction period of the project are expected to be short-term in nature and, therefore, not significant for transportation network operations.

While cyclist may be present on many of the back country roads, including Harvill Avenue, there are currently no dedicated bicycle lanes and they would follow standard vehicular rules of the road. No bicycle lanes currently exist along the project frontage. The Project will not impose significant impacts to the expansion of a bike lane network in the vicinity. Impacts will be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: Implementation of the project will not impact any local or regional bike trail, as is demonstrated by Figure C-7 Trails and Bikeway System of the Riverside County General Plan. The project will have no impacts.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

UTILITY AND SERVICE SYSTEMS Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a) No new water treatment facilities or expansion will be constructed as a result of the proposed Project. Eastern Municipal Water District will serve the site for both water and sewer services. The project will have no impacts.

b) The water demands of the proposed Project will not exceed the existing entitlements and resources. Eastern Municipal Water District provided a “Will Serve” letter for the project. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

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

Findings of Fact:

a) No new wastewater treatment facilities or expansion will be constructed as a result of the proposed Project. Eastern Municipal Water District will serve the site for both water and sewer services. The project will have no impacts.

b) The proposed Project will not exceed existing capacity of the wastewater treatment facility. Eastern Municipal Water District provided a “Will Serve” letter for the project. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a) The proposed Project will generate minimal solid waste from the maintenance shop building, principally in the form of packaging for truck replacement parts and paper products. Minimal solid waste is expected to be generated from the fueling facility. The proposed Project will comply with Assembly Bill 341 and the County of Riverside guidelines. These may include source separation, or subscribing to a mixed waste processing service including diverting recyclables, and/or compostable materials. Impacts will be less than significant.

b) The proposed Project will comply with all federal, state, and local statutes and regulations related to solid waste. The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

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

Source: Project Application Materials

Findings of Fact:

a), b), c), d), e) f) and g) The project will not create a significant increase or demand on utility infrastructure or service, nor conflict with existing policies, plans and programs related to utility consumption and conservation. The project is located in an area already extensively served with adequate infrastructure for utilities and other services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a) The Project proposes the development of a 4,000 square foot truck maintenance shop building, 15,000 square feet office and shop building, and a 5,387 square feet truck fueling station with four pumps. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 for truck /trailer parking; and two (2) stormwater bioretention basins.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County’s General Plan land use designations for the Project site; thus energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Tile 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a “maximum feasible” reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, impacts will be less than significant.

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: None

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*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Revised: 6/4/2018 11:08 AM
Z:\17229\06 Tasks\02 Planning and Environmental\IS-MND Draft\17-11-09 Placentia-Harvill CEQA IS.docx

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: March 2, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section

P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Perris Sphere of Influence

Perris Unified School District
Eastern Municipal Water District (EMWD)
CALTRANS District # 8
South Coast Air Quality Management District
Mojave Desert Air Quality Management District

Plot Plan No. 26241 –EA43014- Applicant: Placentia and Harvill, LLC c/c Teresa Harvey – Engineer/
Representative: CWE Corporation- Owner: Southwest Premier, LLC – First Supervisorial District – North
Perris Zoning Area – Mead Valley Area Plan: Community Development: Light Industrial (CD: LI) (0.25-
0.60 FAR) – Location: Northerly of Water Street, Easterly of I215 and West Frontage Road, Westerly of
Harvill Avenue and Southerly of Placentia Avenue – 17.7 Acres – Zoning: Manufacturing- Heavy (M-H) -
REQUEST: The plot plan proposes a trucking support facility, which will include a 14,000 square foot
shop Maintenance building and 9,600 square foot fuel island. - APNs: 305-060-029, 317-260-027, 317-
260-029, 317-260-030, 317-260-031 and 317-260-032 - Related Cases: PP26220. **BBID: 876-981-710**
UPROJ: PP26241

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft
conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is
determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the
system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC**
meeting on May 4, 2017. Once the route is complete, and the approval screen is approved with or
without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies
of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can
view the project maps and exhibits by going to the following webpage and selecting the LDC date listed
above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking
the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached.
Please provide any comments, questions and recommendations to the Planning Department on or
before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Any questions or comments regarding this project should be directed to Dionne Harris, Project Planner at (951) 955-6836 or e-mail at dharris@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



*Juan C. Perez
Agency Director*

05/24/18, 9:13 am

PP26241

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26241. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. County Wide Design Guidelines and Standards

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

Exhibit A (Site Plan), Amended No. 4, dated, February 21, 2018. Exhibit B (Elevations), Amended No. 3, dated, July 31, 2017. Exhibit C (Floor Plans), Amended No. 2, dated June 12, 2017.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to: • National Pollutant Discharge Elimination System (NPDES) • Clean Water Act • Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to: • The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.) • Government Code Section 66020 (90 Days to Protest) • Government Code Section 66499.37 (Hold Harmless) • State Subdivision Map Act • Native American Cultural Resources, and Human Remains (Inadvertent Find) • School District Impact Compliance • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)] 3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) • Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

• Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • Ord. No. 655 (Regulating Light Pollution) • Ord. No. 671 (Consolidated Fees) • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 915 (Regulating Outdoor Lighting) 4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 4 AND - Project Description & Operational Limits

Plot Plan No. 26241 proposes the development of a 5,387 square foot truck fueling station with four pumps, along with a 18,044 square foot office and maintenance shop building, and a 400 square foot fuel equipment office building on 16.87 acres ("project"). The truck maintenance operations will consist of oil changes, inspections, transmission services, tires services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck /trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be from 7 days a week and 24 hours a day

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-USE - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 4 0010-BS-Grade-USE - EROSION CNTRL PROTECT

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-USE - EROSION CNTRL PROTECT (cont.)

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 5 0010-BS-Grade-USE - FINISH GRADE

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

BS-Grade. 6 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 7 0010-BS-Grade-USE - MANUFACTURED SLOPES

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

BS-Grade. 8 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Site drainage shall be in accordance with the current California Building Code. Swales located within 10' of the building foundation shall have a 2% minimum slope. Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 9 0010-BS-Grade-USE - NPDES INSPECTIONS

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

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

The Accessible path of travel shall: 1.Connect to all building(s). 2.Connect to all accessible parking loading/unloading areas. 3.Connect to accessible sanitary facilities. 4.Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review. Please note that the guard shack will require ADA access and ADA parking requirements.

ACCESSIBLE PARKING: Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc. **PERMIT ISSUANCE:** Per section 105.1 (2016 California Building Code, CBC):Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

ACCESSIBLE PARKING: The location of ADA parking would require the path of travel to be directed behind other vehicles. The ADA parking location may need to be relocated. The guard house will also be required to meet all ADA requirements including parking/path of travel. Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

ACCESSIBLE PATH OF TRAVEL: Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

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

The Accessible path of travel shall:

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

Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

PERMIT ISSUANCE: Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.

The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas Senior Building Inspector Riverside County Building & Safety (951) 955-1440

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

Based on the information provided in the environmental assessment document submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

PP26241 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. Any existing onsite waste water treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

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

Fire. 2 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be spaced in accordance with the California Fire Code.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 0010-Fire-USE-#84-TANK PERMITS

Applicant or Developer shall be responsible for obtaining under/aboveground fuel storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.

Fire. 5 0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 6 0010-Fire-USE-#89-KNOX BOX

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

Fire. 7 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CBC and building(s) having a fire sprinkler system.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26241 is a proposal for a trucking support facility on a 17.7-acre site in the Mead Valley area. The site is located on the southeast corner of Harvill Avenue and Placentia Avenue. This project is associated with the adjacent project PP26220 on the northeast corner of Harvill Avenue and Placentia Avenue.

The site has an offsite tributary drainage area of approximately 80 acres from the hills to the west that comes to the site in a sheet-flow pattern. The site naturally drains in a northeasterly direction towards the railroad tracks which parallel the 215 Freeway. Storm

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

flows will turn to flow north along the tracks to an existing railroad culvert. This culvert aligns with a culvert under the 215 Freeway and coincides with the proposed alignment of the District's Perris Valley Master Drainage Plan (MDP) Line H system. This site is within the Perris Valley MDP and Lateral H-10 has a tentative alignment within Harvill Avenue road right-of-way that parallels the westerly boundary of the site.

The developer does not propose any drainage facilities. The finished floor of the proposed shop building shall be constructed a minimum of 18 inches above the surrounding adjacent ground in order to be protected from the 100-year tributary stormwater runoff. Alternatively, this project could construct a portion of Lateral H-10 that would collect and convey the tributary offsite stormwater runoff to an adequate outlet and provide the site with flood protection. In order for the District to provide public maintenance for the facility, the drainage facility must be designed to the District's standards.

There is a lack of drainage infrastructure downstream of this site east of the freeway to the Perris Valley Storm Drain. Therefore, the project would have to provide mitigation for the incremental increase in stormwater runoff as well as water quality impacts that the development of this site would generate. The two proposed onsite "stormwater basins" are proposed for mitigation of increased runoff and water quality impacts. The revised preliminary Water Quality Management Plan (WQMP) dated July 20, 2017 indicates they are two large bioretention basins that are proposed to address the water quality impacts. The preliminary hydrology study submitted stated the tentative size of the basins was achieved using the difference in flood volumes (not routed) for the pre and post-developed conditions of the site. This is a conservative approach and acceptable for preliminary design to receive tentative approval of entitlement. The basin volumes indicated on the WQMP site plans appears to be smaller than the flood volume difference calculated in the hydrology study. Measuring the approximate size of the basins shown on the scaled drawings indicates the tentative size of the basins appears to be large enough to accommodate for the appropriate mitigation. It should be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

noted that no basin routing calculations have been submitted. Conceptually the water quality mitigation is acceptable to the District, but the hydraulic design for the basins shall be done in the plan check phase of development.

The basins discharge mitigated stormwater runoff onto Caltrans/Riverside County Transportation Commission (RCTC) property before they enter two existing 36-inch RCP under Placentia Avenue. The preliminary hydrology study indicates direct connections from the basin outlet pipes to the two existing 36-inch pipes. Either way, this is a change from the existing, natural drainage patterns. Therefore, a drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows. A copy of the recorded drainage easement shall be submitted to the District for review prior to the issuance of any grading/building permits for the project. It is understood that the applicant is involved in discussions with RCTC for the neighboring development to the north (PP26220) in order to obtain drainage acceptance letter. PP26220 and PP26241 are tributary to the same culvert. Alternatively, the project may be redesigned to eliminate the need for such letters.

The site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Flood. 2 0010-Flood-USE INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

0010-Flood-USE INCREASED RUNOFF CRITERIA (cont.)

submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{IMPERVIOUS})$ 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-USE INCREASED RUNOFF CRITERIA (cont.)

or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

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.

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

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.

Planning. 3 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

Planning. 4 0010-Planning-USE - EXTERIOR NOISE LEVELS

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.

Planning. 5 0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

representatives from that group and the County Archaeologist.

Planning. 6 0010-Planning-USE - PDA05052 ACCEPTED

County Archaeological Report (PDA) No.5052 submitted for this project (PP26241) was prepared by Cogstone and is entitled: "Phase I Cultural Resources Assessment Report for the Placentia and Harvill, LLC, Truck Maintenance and Fuel Facility Project, Riverside County, California" dated June 2017. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on June 12, 2017. Revised County Archaeological Report (PDA) No. 5052v4 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated July 2017. This report was received on July 28, 2017 and accepted by the County Archaeologist on the same day. PDA5052v4 concludes: As part of the present cultural resources assessment for the project Cogstone reviewed existing literature and historic maps for information on known resources; conducted a CHRIS records search at the Eastern Information Center; and completed an intensive pedestrian survey. No cultural resources have been previously recorded within the PA. No sacred lands were identified by the NAHC and tribes recommended to be contacted by the NAHC did not provide any comments. The results of research indicate that no cultural resources were previously recorded within the PA, though 56 cultural resources are located within a 1.0 mile radius of the PA. These include one archaeological district, 49 prehistoric archaeological sites, one multicomponent site, two historic archaeological sites, one historic isolate, and two historic resources. Based on the results of the CHRIS record search, the severity of past disturbance within the PA, the negative survey results for significant cultural remains, and the previous determination of low archaeological sensitivity for the PA, the potential for intact archaeological deposits within the PA is low.

PDA05052v4 recommends: In the event of an unanticipated discovery, all work must be suspended within 50 feet of the find until a qualified archaeologist evaluates it. In the unlikely event that human remains are encountered during Project development, all work must cease near the find

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

0010-Planning-USE - PDA05052 ACCEPTED (cont.)

immediately. In accordance with California Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods. Work may not resume in the vicinity of the find until all requirements of the health and safety code have been met.

These documents are herein incorporated as a part of the record for project.

Planning. 7

0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE-- EXPIRATION PP

Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 9 0010-Planning-USE*- PHASES ALLOWED

Construction of this project may be done in two (2) phases as shown on APPROVED EXHIBIT A. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS

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 or its associated environmental documentation; 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; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly,

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE* - HOLD HARMLESS (cont.)
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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning-All. 2 0010-Planning-USE - ALUC

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

Planning-All. 2 0010-Planning-USE - ALUC

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

Planning-All. 2 0010-Planning-USE - ALUC

The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.

Planning-All. 2 0010-Planning-USE - ALUC

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-USE - ALUC (cont.)

Planning-All. 2 0010-Planning-USE - ALUC

The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

Planning-All. 2 0010-Planning-USE - ALUC

The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

Planning-All. 2 0010-Planning-USE - ALUC

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

Planning-All. 2 0010-Planning-USE - ALUC

The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

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

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

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

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

Planning-All. 2 0010-Planning-USE - ALUC

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-USE - ALUC (cont.)

This project has been evaluated for the development of a 16,147 square feet office and repair shop building, and a 5,387 square feet truck fueling station with four pumps on 16.87 acres. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 for truck /trailer parking; and two (2) stormwater bioretention basins. Any increase in building area or change in use other than for office and storage-loading use will require an amended review by the Airport Land Use Commission.

Planning-All. 3 10-Planning-All-USE - FENCING

The fencing along Harvill Avenue and Water Street shall be wrought iron fencing or a comparable material, to the satisfaction of the Planning Department.

Planning-GEO

Planning-GEO. 1 Gen - GEO02551 ACCEPTED

County Geologic Report GEO No. 2551, submitted for the project (PP26241/APN 317-240-035), was prepared by Terracon Consultants, Inc. The report is titled; "Geotechnical Engineering Report, Proposed Trucking Facility, SEC Harvill Avenue and Placentia Avenue, Mead Valley, Riverside County, California," dated April 20, 2017. In addition, Terracon has submitted the following document: "Response to County of Riverside Planning Department – Review Comments Letter, Proposed Trucking Facility, SEC Harvill Avenue and Placentia Avenue, Mead Valley, Riverside County, California, Terracon Project No. 60175018," dated July 13, 2017. These documents are herein incorporated in GEO02551. GEO02551 concluded: 1. The site is not within an Alquist-Priolo Earthquake Special Study Zone nor is it located within a fault zone based on the County of Riverside GIS website. Further, no tonal lineaments suggestive of faulting traversing the site were seen on aerial photographs. 2. Based on the encountered and anticipated depth to groundwater and available maps, the liquefaction hazard potential at the site may be considered low. 3. The laboratory test results indicate that the materials at shallow depth exhibit a negligible collapse potential when saturated. 4. The potential for seismically-induced settlement is considered low. GEO02551 recommended: 1. Strip and remove existing vegetation and other deleterious materials from proposed building and pavement areas. 2. We recommend that the soils dry density of exposed materials at bottom of excavations be checked in structural areas during construction. 3. Overexcavation depth should extend to a stable and unyielding bottom where dry densities of unprepared exposed soils is equal to or higher than 105 pcf. 4. As a minimum, overexcavation should extend to 12 inches below the bottom of foundations.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - GEO02551 ACCEPTED (cont.)

GEO No. 2551 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2551 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

- 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - STANDARD INTRODUCTION (461)
(cont.)

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.

Transportation. 3 0010-Transportation-USE - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Eisinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

I-215 Southbound Ramps (NS) at: Ramona Expressway (EW) Nuevo Road (EW)

I-215 Northbound Ramps (NS) at: Ramona Expressway (EW) Nuevo Road (EW)

I-215 Frontage Road (NS) at: Placentia Avenue (EW)

Harvill Avenue (NS) at: Cajalco Expressway (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - TS/CONDITIONS (cont.)
 Placentia Avenue (EW) Water Street (EW) Orange Avenue (EW) North A Street (EW) Project
 Access (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal: -Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility. -Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal: -Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities. -Subscribe to a recycling service with waste hauler. -Provide recycling service to tenants (if commercial or multi-family complex). -Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS
(cont.)

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

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: PP26241

Parcel: 317260027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - APPROVED WQMP Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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.

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

Plan: PP26241

Parcel: 317260027

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS (cont.) Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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

Flood

060 - Flood. 1 0060-Flood-USE INCREASED RUNOFF MIT REQ'D Not Satisfied

The development of this site would increase peak flow rates on downstream properties. There is no adequate outlet to discharge onsite runoff between the site and Perris Valley Storm Drain, therefore mitigation shall be required to offset such impacts. The entire area of proposed development will be routed through the detention facility(ies) to mitigate increased runoff and water quality impacts. All basins must have positive drainage. Dead storage basins will not be acceptable. (See 10.FLOOD RI.2 INCREASED RUNOFF CRITERIA for guidance)

060 - Flood. 2 0060-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. Plot Plan 26241 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 17.7 acres (Phase I and II) subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 3 0060-Flood-USE OBTAIN DRAINAGE PERMISSION Not Satisfied

The basins discharge mitigated stormwater runoff onto Caltrans/Riverside County Transportation Commission (RCTC) property before they enter two existing 36-inch RCP under Placentia Avenue. A drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows. A copy of the recorded drainage easement shall be submitted to the District for review prior to the issuance of any grading/building permits for the project. Alternatively, the project may be redesigned to eliminate the need for such letters.

060 - Flood. 4 0060-Flood-USE SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

Plan: PP26241

Parcel: 317260027

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 0060-Flood-USE SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-USE - GRADING PLANS Not Satisfied

If grading is proposed, the project must comply with the following: a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions. b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way. c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety. d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

County Geologic Report GEO No. 2551, submitted for the project (PP26241/APN 317-240-035), was prepared by Terracon Consultants, Inc. The report is titled; "Geotechnical Engineering Report, Proposed Trucking Facility, SEC Harvill Avenue and Placentia Avenue, Mead Valley, Riverside County, California," dated April 20, 2017. In addition, Terracon has submitted the following document: "Response to County of Riverside Planning Department – Review Comments Letter, Proposed Trucking Facility, SEC Harvill Avenue and Placentia Avenue, Mead Valley, Riverside County, California, Terracon Project No. 60175018," dated July 13, 2017. These documents are herein incorporated in GEO02551. GEO02551 concluded: 1.

The site is not within an Alquist-Priolo Earthquake Special Study Zone nor is it located within a fault zone based on the County of Riverside GIS website. Further, no tonal lineaments suggestive of faulting traversing the site were seen on aerial photographs. 2. Based on the encountered and anticipated depth to groundwater and available maps, the liquefaction hazard potential at the site may be considered low. 3.

The laboratory test results indicate that the materials at shallow depth exhibit a negligible collapse potential when saturated. 4. The potential for seismically-induced settlement is considered low. GEO02551 recommended: 1. Strip and remove existing vegetation and other deleterious materials from proposed building and pavement areas. 2. We recommend that the soils dry density of exposed materials at bottom of excavations be checked in structural areas during construction. 3. Overexcavation depth should extend to a stable and unyielding bottom where dry densities of unprepared exposed soils is equal to or higher than 105 pcf. 4. As a minimum, overexcavation should extend to 12 inches below the bottom of foundations.

GEO No. 2551 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2551 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Plan: PP26241

Parcel: 317260027

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

060 - Planning. 4 0060-Planning-USE*- PARCEL MERGR REQD (1) Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 305-060-011, 317-260-009 and 317-260-035. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the Manufacturing – Heavy (M-H)zone.

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR Not Satisfied

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 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows: 1. Description of the proposed site and planned grading operations. 2. Description of the level of monitoring required for all earth-moving activities in the project area. 3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8. Procedures and protocol for collecting and processing of samples and specimens. 9. Fossil identification and curation procedures to be employed. 10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County 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.

Plan: PP26241

Parcel: 317260027

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP, Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation. If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCTION Not Satisfied

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

060 - Transportation. 3 0060-Transportation-USE - SUBMIT GRADING PLANS Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA 92051.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following: 1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project. 2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that

Plan: PP26241

Parcel: 317260027

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied

the grading was completed in conformance with the approved grading plan. 3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector. 4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final. Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 0080-E Health-USE - WATR/SEWR SERVICE Not Satisfied

Provide documentation that water and sewer service has been established to service the project.

080 - E Health. 2 0090- HazMat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division for the operation of a fuel island. Please contact (951)358-5055 for additional details of permitting requirements.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrants and that the existing water system is capable of delivering required fire flow. 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.

Flood

080 - Flood. 1 0080-Flood-USE MITCHARGE Not Satisfied

The County Board of Supervisors has adopted the Perris Valley Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. Plot Plan 26241 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 17.7 acres (Phase I and II) subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 2 0080-Flood-USE SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

Planning

080 - Planning. 1 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

Plan: PP26241

Parcel: 317260027

80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 1 0080-Planning-USE - PLANS SHOWING BIKE RACKS (cont.) Not Satisfied
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.
- 080 - Planning. 2 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 080 - Planning. 3 0080-Planning-USE*- CONFORM TO ELEVATIONS Not Satisfied
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.
- 080 - Planning. 4 0080-Planning-USE*- CONFORM TO FLOOR PLANS Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.
- 080 - Planning. 5 0080-Planning-USE*- HEIGHT LIMITATIONS Not Satisfied
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.
- 080 - Planning. 6 0080-Planning-USE*- SCHOOL MITIGATION Not Satisfied
Impacts to the Perris Union Fund District shall be mitigated in accordance with California State law.

Transportation

- 080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT Not Satisfied
Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following: (1) Landscaping along Harvill Avenue and Water Street. (2) Streetlights on Harvill Avenue and Water Street. (3) Future traffic signal located at Harvill Avenue and Placentia Street. (4) Graffiti abatement of walls and other permanent structure along Harvill Avenue and Water Street. (5) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following: (1) Completed Transportation Department application. (2) Appropriate fees for annexation. (3) Two (2) sets of street lighting plans approved by the Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.
- 080 - Transportation. 2 0080-Transportation-USE - CORNER CUTBACK Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.
- 080 - Transportation. 3 0080-Transportation-USE - LANDSCAPING COM/IND Not Satisfied

Plan: PP26241

Parcel: 317260027

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LANDSCAPING COM/IND (cont.) Not Satisfied

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

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

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1)Identification of all common/open space areas; 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3)Shading plans for projects that include parking lots/areas; 4)The use of canopy trees (24" box or greater) within the parking areas; 5)Landscaping plans for slopes exceeding 3 feet in height; 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference. NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 5 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: 1. Parking lot shading shall conform to Ordinance 348 Section 18.12.E.5.a 2. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water. 3. Project shall prepare water use calculations as outlined in Ord 859.3. 4. Project shall use 50% or greater point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document. 5. Trees shall be hydrozoned separately. 6. Hydroseeding is not permitted in stormwater BMP sloped areas, container stock will be required. 7. Project shall use County standard details for which the application is available in County Standard Detail Format.

Plan: PP26241

Parcel: 317260027

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC (cont.) Not Satisfied

8. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
9. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

080 - Transportation. 6 0080-Transportation-USE - LIGHTIN PLAN Not Satisfied

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

080 - Transportation. 7 0080-Transportation-USE - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59-76' foot half-width right-of-way per Standard No. 93, Page (1 of 2) and (2 of 2), Ordinance 461.

080 - Transportation. 8 0080-Transportation-USE - TS/GEOMETRICS Not Satisfied

The intersection of Harvill Avenue (NS) at Placentia Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, two through lanes, one right-turn lane Southbound: one left-turn lane, two through lanes
Eastbound: one shared left-turn/through/right-turn lane Westbound: one shared left-turn/through lane, one right-turn lane
NOTE: The intersection shall be controlled using and all-way stop control

The intersection of Harvill Avenue (NS) at Project Access (EW) shall be improved to provide the following geometrics:

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

or as approved by the Transportation Department.

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

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

080 - Transportation. 9 0080-Transportation-USE - UTILITY PLAN Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot

Plan: PP26241

Parcel: 317260027

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following: 1. Requesting and obtaining approval of all required grading inspections. 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas. 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan. 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan. 5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department. 6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457. 1. Sub-grade inspection prior to base placement.

Plan: PP26241

Parcel: 317260027

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-USE - REQ'D GRADING INSP'S (cont.) Not Satisfied
2.Base inspection prior to paving. 3.Precise grade inspection of entire permit area. a.Inspection of Final Paving b.Precise Grade Inspection c.Inspection of completed onsite storm drain facilities d.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7 0090-BS-Grade-USE - WQMP BMP INSPECTION Not Satisfied
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

Flood

090 - Flood. 1 0090-Flood-USE BMP - EDUCATION Not Satisfied
The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library. The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 0090-Flood-USE IMPLEMENT WQMP Not Satisfied
All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied
The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

090 - Planning. 2 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied
The permit holder shall construct and design the project in compliance with the recommendations of an approved

Plan: PP26241

Parcel: 317260027

90. Prior to Building Final Inspection

Planning

090 - Planning. 2 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY (cont.) Not Satisfied

acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

090 - Planning. 3 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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

090 - Planning. 4 0090-Planning-USE - PHASES MUST BE COMPLETE Not Satisfied

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

090 - Planning. 5 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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.

090 - Planning. 6 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of five (5) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 7 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of 433 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Transportation

090 - Transportation. 1 0090-Transportation-USE - CONSTRUCT RAMP Not Satisfied

Plan: PP26241

Parcel: 317260027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-USE - CONSTRUCT RAMP (cont.) Not Satisfied
Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 2 0090-Transportation-USE - EXISTING CURB AND GUTTER Not Satisfied

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Water Street shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures> If you have questions, please call the Plan Check Section at (951) 955-6527. NOTE: 1. The driveway shall be constructed in accordance with County Standard No. 207A. 2. A 6' sidewalk shall be constructed adjacent to the curb line within the 12' parkway.

090 - Transportation. 3 0090-Transportation-USE - EXISTING MAINTAINED Not Satisfied

Harvill Avenue along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38-55 feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-76 foot half-width dedicated right-of-way in accordance with County Standard No. 93, Sheets (1 of 2) and (2 of 2), Ordinance 461. (38-55' AC on 59-76' RW) NOTE: 1. Harvill Avenue shall be restriped to provide a two-way turn lane along the project frontage. 2. A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404. 3. The driveway shall be constructed per Standard No. 207A, Ordinance 461.

090 - Transportation. 4 0090-Transportation-USE - IMPROVEMENT PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 5 0090-Transportation-USE - LANDSCAPING COMM/IND Not Satisfied

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

090 - Transportation. 6 0090-Transportation-USE - LANDSCAPING Not Satisfied

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

090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

Plan: PP26241

Parcel: 317260027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR (cont.) Not Satisfied

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

090 - Transportation. 8 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 9 0090-Transportation-USE - STREET DESIGN/IMPROVEMENT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PP26220.

090 - Transportation. 10 0090-Transportation-USE - STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following: 1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. 2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 11 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

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

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

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

090 - Transportation. 12 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 13 0090-Transportation-USE - WRCOG TUMF Not Satisfied

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.

090 - Transportation. 14 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS Not Satisfied

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

Plan: PP26241

Parcel: 317260027

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 0090-Transportation-USE LNDSCPE INSPCTN RQRMNTS (cont.) Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Placentia and Harvill, LLC, a California Limited Liability Company registered to transact business in California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-260-031, 317-260-027 and 305-060-029 (“PROPERTY”); and,

WHEREAS, on March 21, 2017, PROPERTY OWNER filed an application for Plot Plan 26241 (“PROJECT”); and,

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

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

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

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

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

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

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

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

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

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

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

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

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

PROPERTY OWNER:
Placentia and Harvill, LLC
Attn: Vicki Plein
PO Box 1397
Tolleson, AZ 85351

With a copy to:
Divina Management, Inc.
Attn: Teresa Harvey
190 Laguna Dr. East
Litchfield Park, AZ 85340

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

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

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

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

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

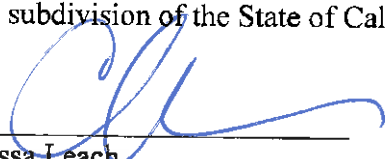
10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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

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

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

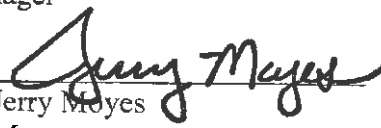
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 2/27/18

PROPERTY OWNER:
Placentia and Harvill, LLC, a California Limited Liability Company

By: MC Ventures, LLC, an Alaska Limited Liability Company
Its Manager

By: 
Jerry Moyes
Manager

Dated: 2-20-18



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

June 6, 2017

VIA E-Mail and USPS

Heather Thomson
Archaeologist
Riverside County
4080 Lemon Street, 12th Floor
P.O. Box 1409,
Riverside, CA 92502-1409

Re: PECHANGA TRIBE REQUEST FOR CONSULTATION FOR PP26241, EA43014

Dear Ms. Thomson;

This comment letter is submitted by the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

We request that all the Tribe's comments, including this letter, be incorporated into the official record of approval for this Project.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This

¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evic Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

**LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED
PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4
(SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)**

In the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, the Lead Agency is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the Lead Agency concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

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cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests to be involved and participate with the County on identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate for the duration of the Project. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible. In addition, given the sensitivity of the Project area, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any additional archeological excavations performed.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §15064.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5- 10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

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Post Office Box 2183 • Temecula, CA 92592*

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Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments for PP26241, EA43014
June 6, 2017
Page 4

The Pechanga Tribe officially requests to continue consultation with the County and to receive official notice of all actions concerning this Project pursuant to the Tribal Traditional Cultural Properties law and CEQA. The Tribe requests copies of all documents pertaining to the cultural resource and archaeological impacts of this Project, including environmental documents, archaeological reports, geotechnical reports, development and grading plans, archaeological site records, and proposed mitigation measures and conditions of approval, when available. Without such documents the Tribe cannot commence or complete its consultation with the County that it is entitled to by law. The Pechanga Tribe may be requesting that the County adopt specific procedures and policies concerning the protection, preservation and mitigation of sacred places, and all cultural resources pertaining to this Project.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impact.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Luiseño cultural resources found in the Project area. Please contact me at 951.770.6313 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc: Pechanga Office of the General Counsel

**MORONGO CULTURAL
HERITAGE PROGRAM**

12700 PUMARRA RD BANNING, CA 92220
OFFICE 951-755-5025 FAX 951-572-6004



Date: 7/6/2017

Re:

ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26241, EA43014)

Dear,
Heather Thomson
Archaeologist
Riverside County Planning Department

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located outside of the Tribe's aboriginal territory and is not within an area considered to be a traditional use area or one in which the Tribe has cultural ties. We recommend contacting the appropriate tribe(s) who may have cultural affiliations to the project area. We have no further comments at this time.
- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In, order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
 - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
 - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
 - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.
- The project is located with the current boundaries of the Morongo Indian Reservation. Please contact the Morongo Cultural Heritage Department for further details.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5139.

Sincerely,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
Email: rhuaute@morongo-nsn.gov
Phone: (951) 755-5025

July 26, 2017

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



RE: AB 52 Consultation; PP26241, EA43014

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT PP26241

REVISED PERMIT Original Case No. _____ EA43014

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CFG06384

APPLICATION INFORMATION

Applicant Name: Placentia and Harvill, LLC

Contact Person: Teresa Harvey E-Mail: divinamgmt@gmail.com

Mailing Address: P.O. Box 1397

Tolleson ^{Street} Arizona 85353
_{City} _{State} _{ZIP}

Daytime Phone No: (520) 470-9043 Fax No: (_____) _____

Engineer/Representative Name: CWE

Contact Person: Bill Young E-Mail: wyoung@cwecorp.com

Mailing Address: 1561 E Orangethorpe Ave Suite 240

Fullerton ^{Street} CA 92831
_{City} _{State} _{ZIP}

Daytime Phone No: (714) 526-7500 Fax No: (949) 300-7565

Property Owner Name: Placentia and Harvill, LLC

Contact Person: Vicki Plein E-Mail: vplein@dvcfo.com

Mailing Address: PO Box 1397

Tolleson ^{Street} AZ 85351
_{City} _{State} _{ZIP}

Daytime Phone No: (602) 875-5351 Fax No: (_____) _____

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Jerry Moyes
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 305-060-029, 317-260-027, 030, 031 and 032

Approximate Gross Acreage: 17.7

General location (nearby or cross streets): North of Water Street, South of Placentia Ave, East of 215 West Frontage, West of Harvill Avenue.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Trucking Support Facility, which include a Maintenance Building and Fuel Island

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Light Industrial

Number of existing lots: 5

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	14000	26	1	Shop Maintenance Building
2	9600	18.5	1	Fuel Island
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
 (e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a signed copy(ies): All:Traffic, Bio, Arch, Geotech, Geol

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

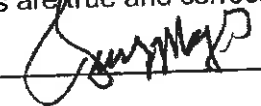
Name of Applicant: Placentia and Harvill, LLC
Address: PO Box 1397 Tolleson Arizona 85351
Phone number: 602-875-5351
Address of site (street name and number if available, and ZIP Code): NE Corner of Harvill and Placentia
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 305-060-029, 317-260-027,030,031 and 032
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1)  Date 03-06-17
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Central Freight Lines, LLC

Address: 5200 E. Loop 820 Fort Worth, Texas 76119

Phone number: 817-402-2568

Address of site (street name and number if available, and ZIP Code): NE Corner of Harvill and Placentia

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 317-240-008,-015,013, and 035

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

Regulatory Identification number: _____

Date of list: _____

Applicant: Teresa Harvey

Date 03/07/17

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

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

Owner/Authorized Agent (1) 

Date 04.18.17

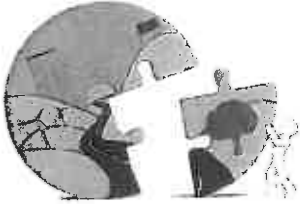
Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: _____

Supervisorial District: 1

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

<u>Application Number(s):</u>	<u>Date Filed:</u>	<u>Application Number(s):</u>	<u>Date Filed:</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Assessor Parcel Number(s):

305-060-029,317-260-027,030,031, and 032

The property is owned by:

- | | |
|--|---|
| <input type="checkbox"/> Sole Ownership | <input checked="" type="checkbox"/> Limited Liability Company (LLC) |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Trust |

The property is leased by (If any): _____

The Lessee is the applicant: Yes No

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;
 - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
 - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
 - If Trust: Please provide a certified abstract of the trust.
- For out of State legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Placentia and Harvill, LLC

Contact Person: Vicki Plein E-Mail: vplein@dvcfo.com

Mailing Address: PO Box 1397

Tolleson Arizona 85351
City State ZIP

Daytime Phone No: (602) 875-5351

Fax No: ()

Lessee/Applicant Name: CWE

Contact Person: Bill Young E-Mail: wyoung@cwecorp.com

Mailing Address: 1561 E Orangethorpe Ave Suite 240

Fullerton CA 92831
City State ZIP

Daytime Phone No: (714) 526-7500

Fax No: (949) 300-7565

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: Divina Management, Inc

Contact Person: Teresa Harvey E-Mail: divinamgmt@gmail.com

Mailing Address: 190 Laguna Dr E

Litchfield Park AZ 85340
City State ZIP

Daytime Phone No: (520) 470-9043 Fax No: ()

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () Fax No: ()

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____

Street

City State ZIP

Daytime Phone No: () Fax No: ()

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



June 15, 2017

CHAIR

Rod Ballance
Riverside

VICE CHAIRMAN

Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Dionne Harris, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1252MA17

Related File No.: PP26241 (Plot Plan)

APNs: 305-060-029; 317-260-027; 317-260-030 through 317-260-032

Dear Ms. Harris:

On June 8, 2017, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PP26241 (Plot Plan), a proposal to develop a trucking support and truck trailer parking facility including a 14,000 square foot maintenance building, a 5,387 square foot truck fueling station with four pumps, and 124 automobile, 49 truck, and 294 truck trailer parking spaces on 17.1 acres located easterly of Harvill Avenue, southerly of Placentia Avenue, westerly of the BNSF rail line and I-215 Freeway, and northerly of Water Street in the unincorporated community of Mead Valley, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission Review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
 5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 6. The proposed detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 7. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
 8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 9. This project has been evaluated for 10,500 square feet of shop repair area, 2,500 square feet of office area, and 1,000 square feet of second floor mezzanine storage area. Any increase in building area or change in use other than for office and storage-loading use will require an amended review by the Airport Land Use Commission.
 10. The project does not propose rooftop solar panels at this time. However, if the project were to propose solar rooftop panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Simon A. Housman, ALUC Director

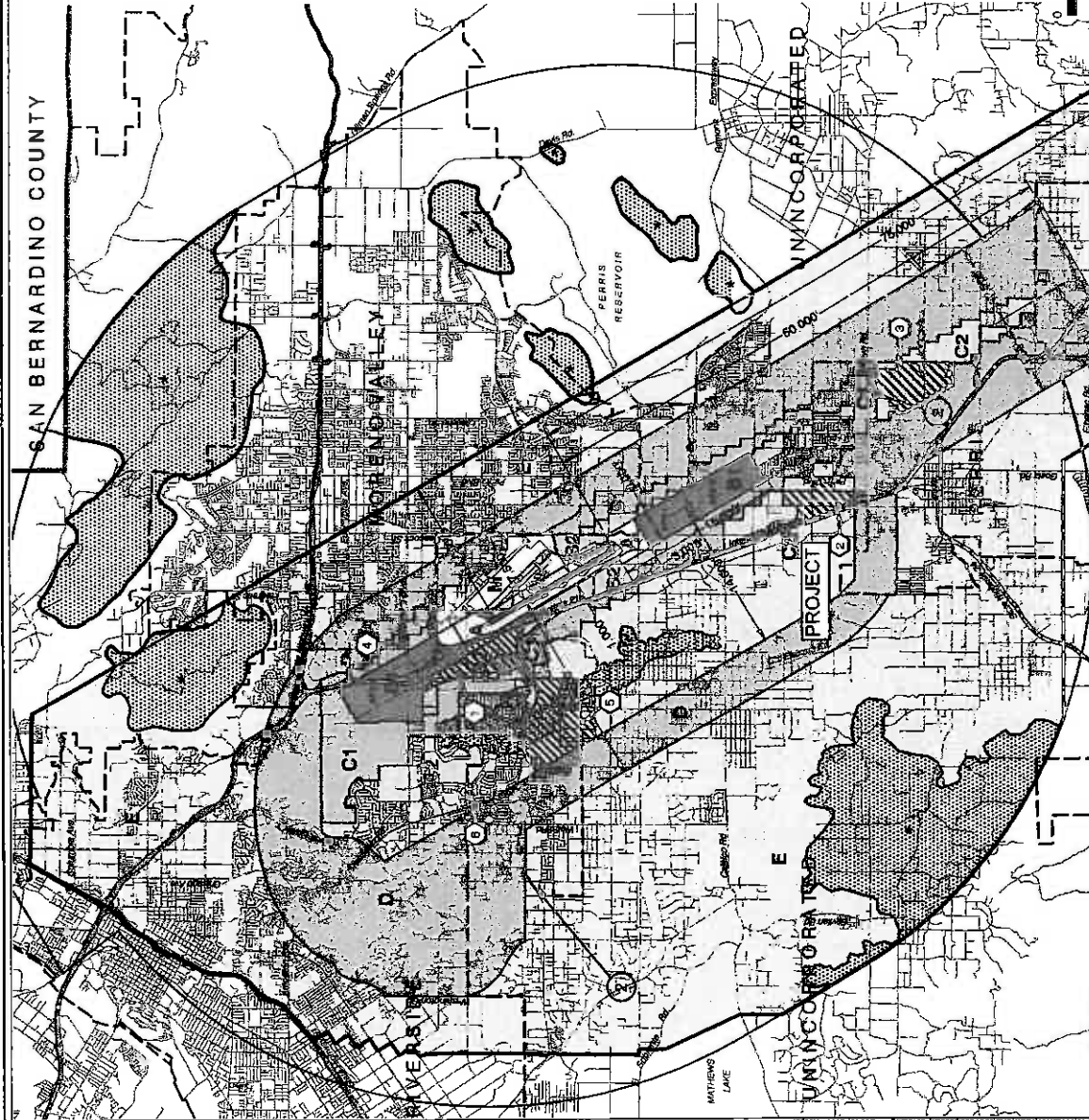
Attachments: Notice of Airport in Vicinity

cc: Placentia and Harvill, LLC – Attn.: Teresa Harvey (applicant)
Cla Val Company (listed landowner)
Griswold Industries, c/o David Koeblitz (listed landowner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1252MA17\ZAP1252MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

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

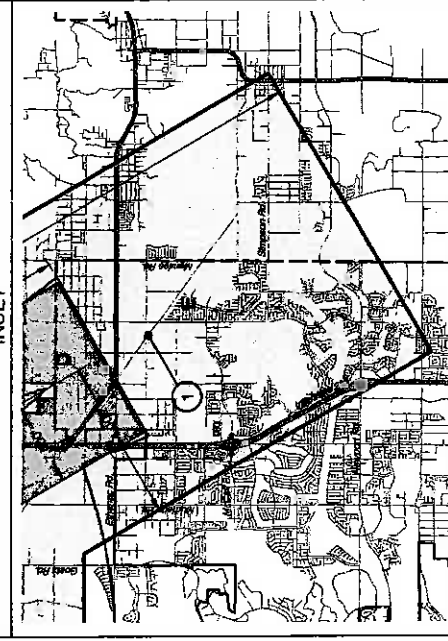
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,255 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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

INSET



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



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

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

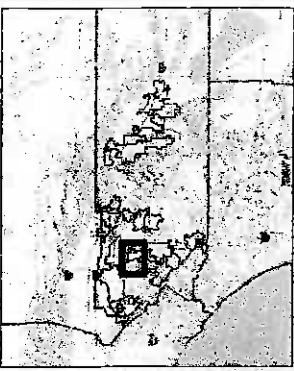
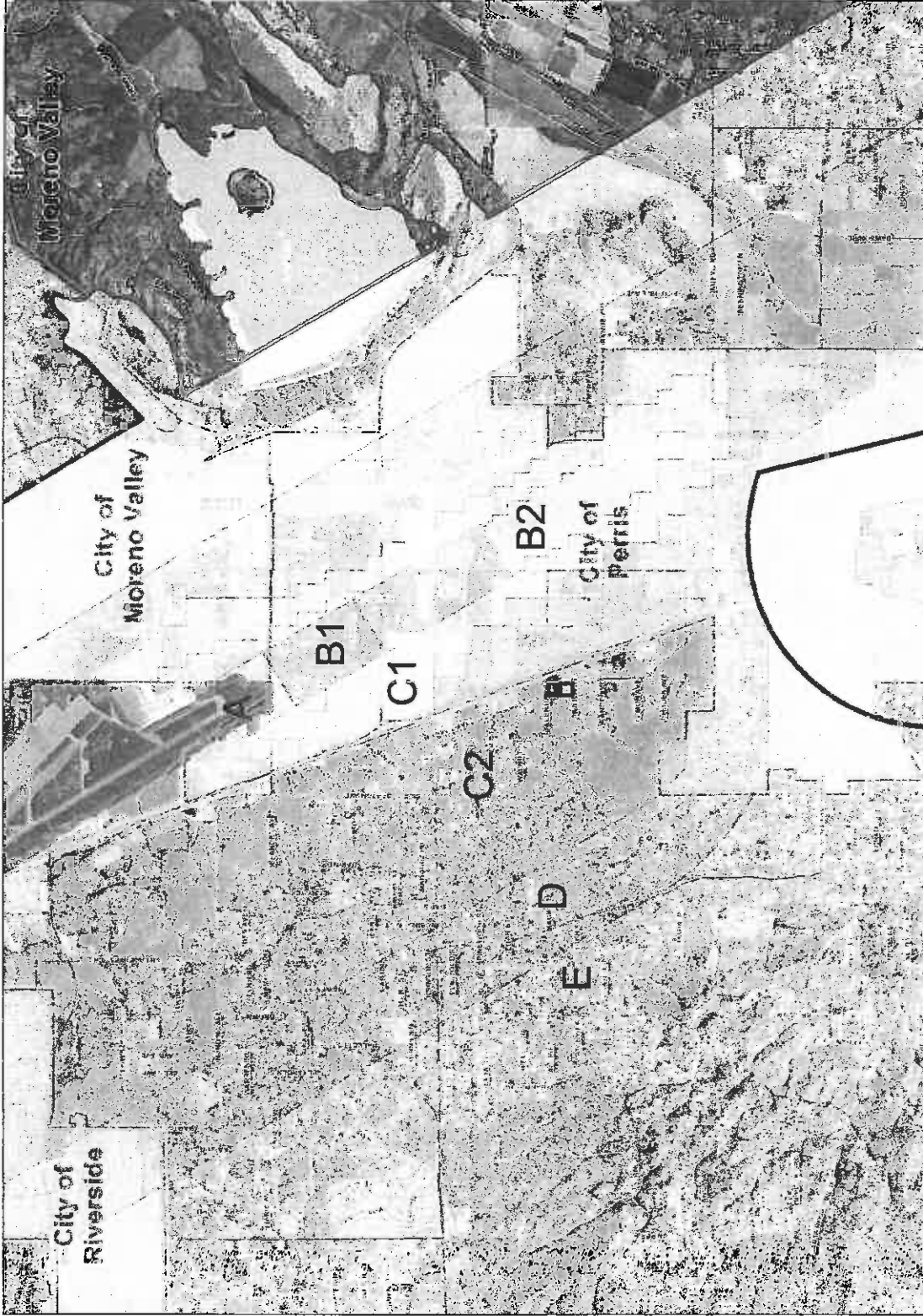
Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map

March Air Reserve Base / Inland Port Airport

My Map



Legend

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

Notes

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



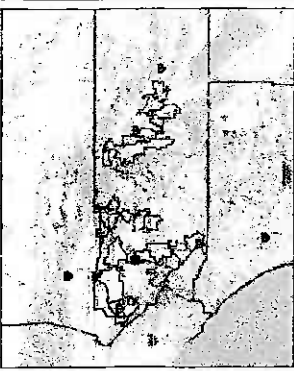
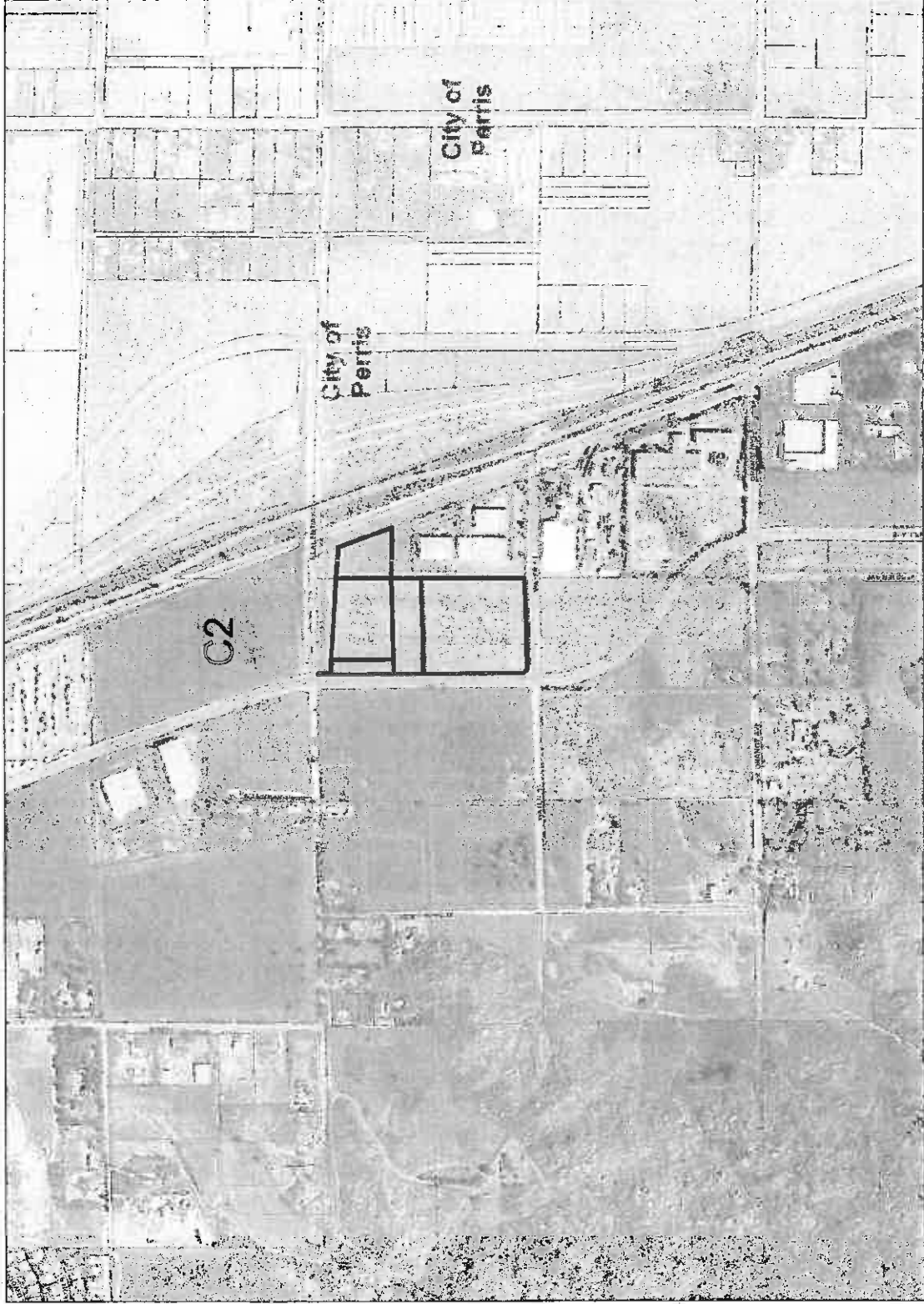
0 9,021 18,043 Feet



REPORT PRINTED ON... 4/12/2017 8:52:44 AM

© Riverside County RCIT GIS

My Map



Legend

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

Notes

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My Map



Legend

- City Boundaries
- Cities
- adjacent_highways**
- Interstate
- Interstate 3
- State Highways, 60
- State Highways 3
- US HWY
- OUT
- highways_large**
- HWY
- INTERCHANGE
- INTERSTATE
- JSHWY
- counties
- cities

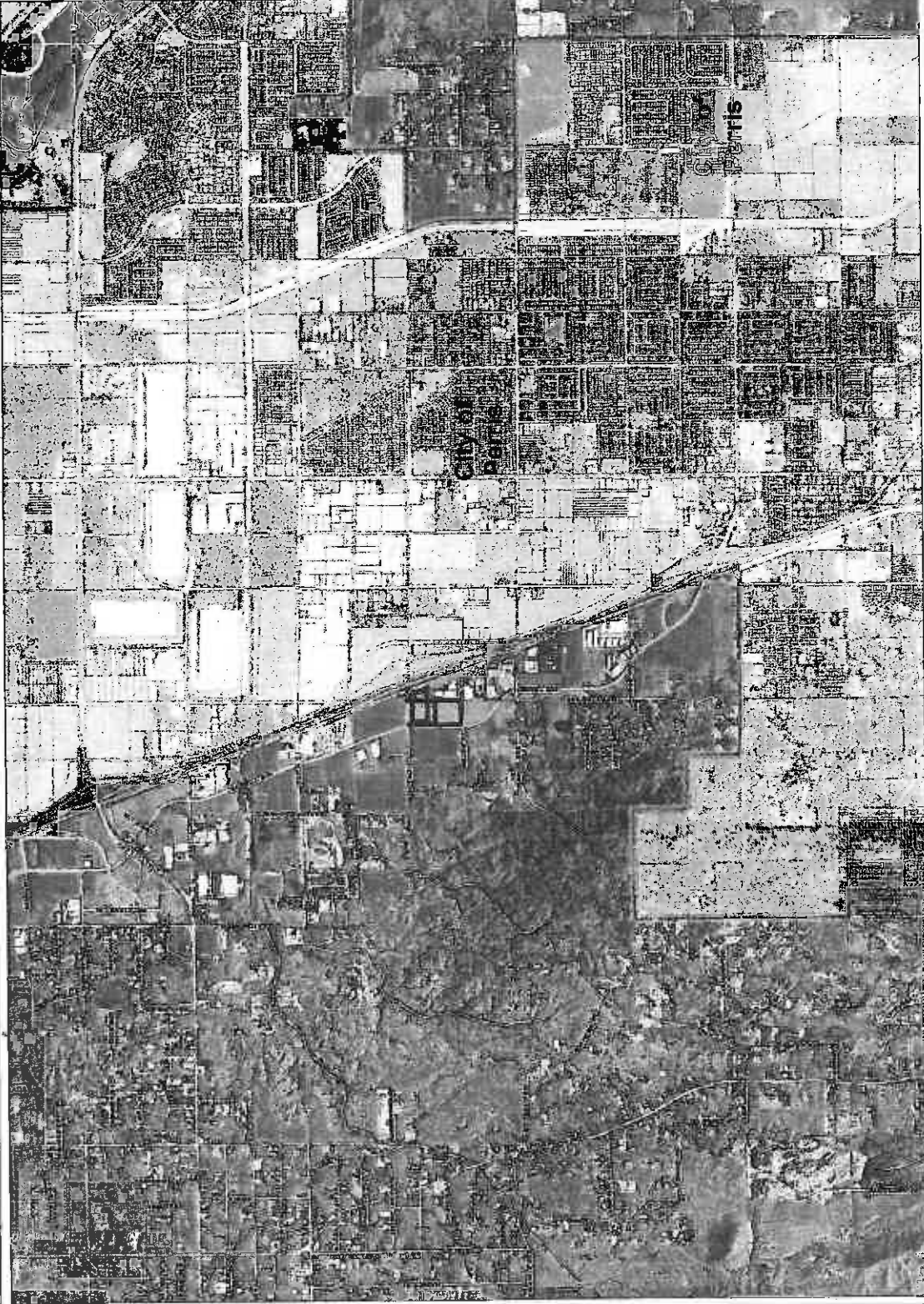
Notes

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0 9,021 18,043 Feet

My Map



- Legend**
- City Boundaries
 - Cities
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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0 4,511 9,021 Feet



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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - no
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - roads
 - Major Roads
 - Arterial
 - Collector
 - Residential
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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0 2,255 4,511 Feet

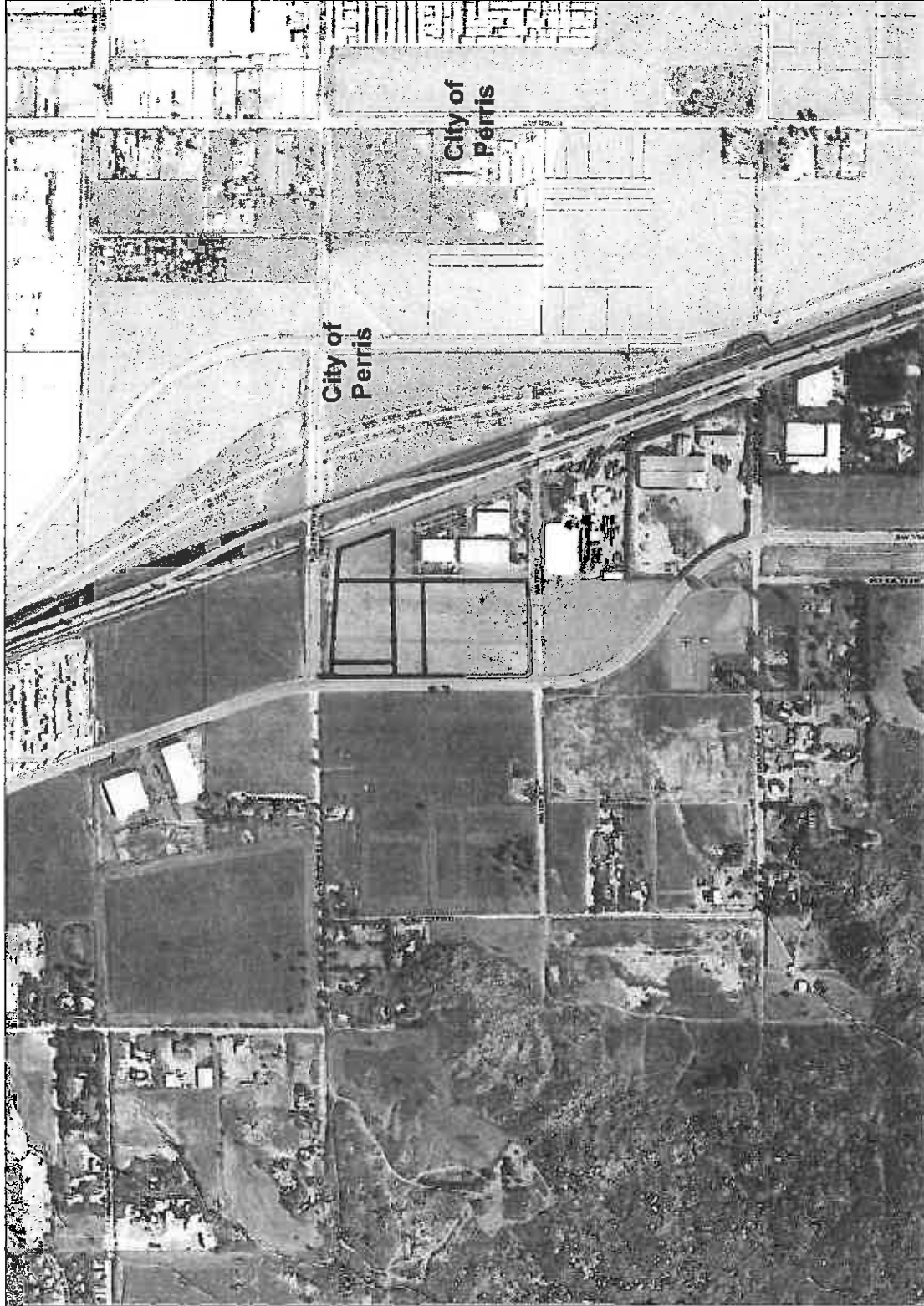


REPORT PRINTED ON... 4/12/2017 8:57:00 AM

© Riverside County RCIT GIS



My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers

Notes

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

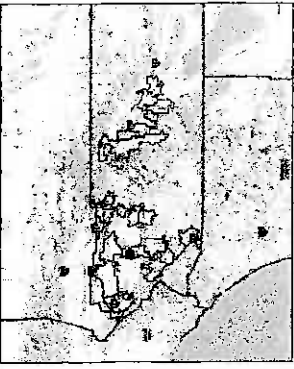
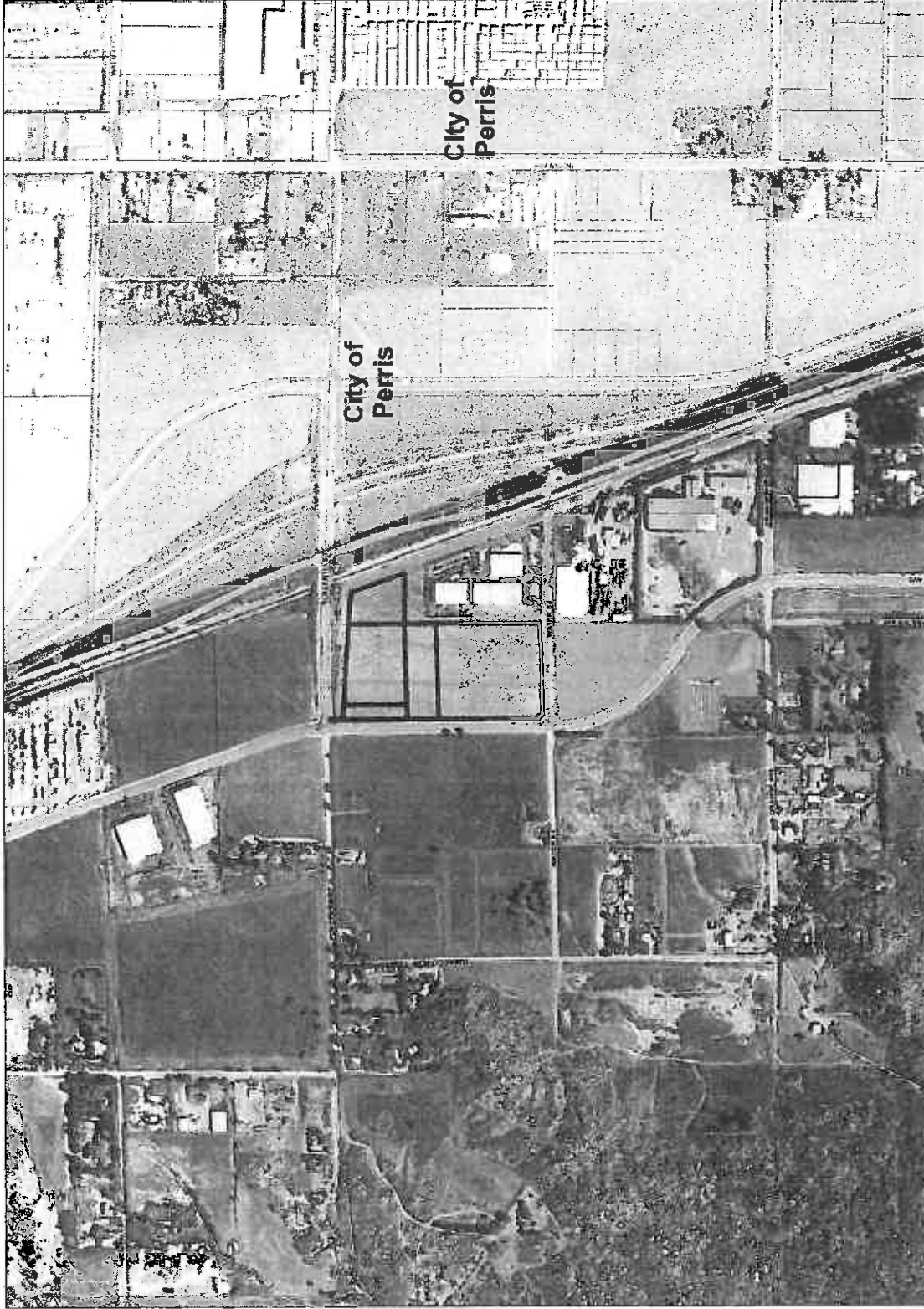
REPORT PRINTED ON... 4/12/2017 8:51:56 AM © Riverside County RCIT GIS



0 1,128 2,255 Feet



My Map



Legend

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

Notes

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



0 1,128

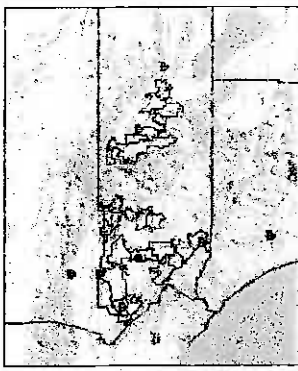
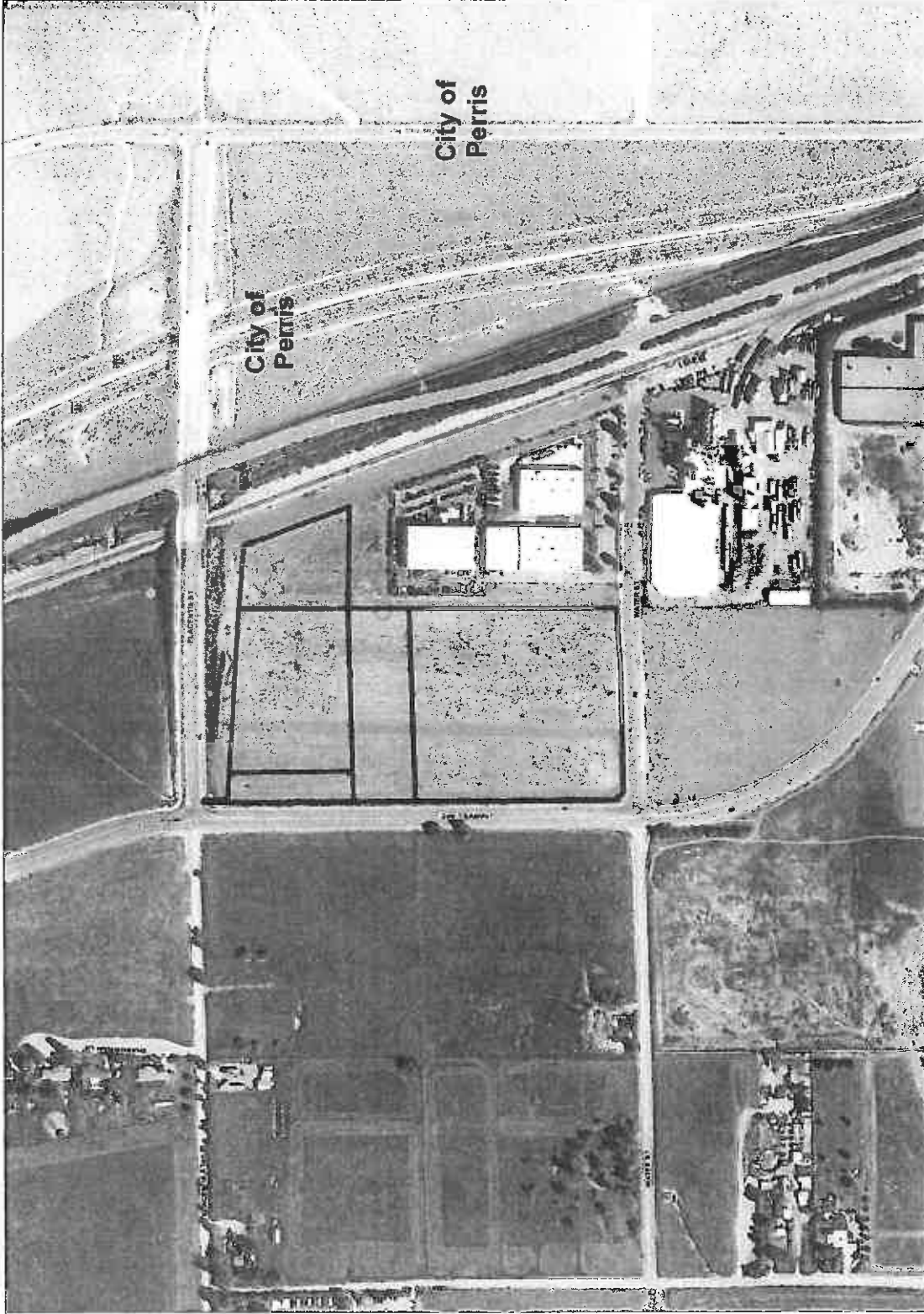
2,255 Feet



REPORT PRINTED ON... 4/12/2017 8:57:37 AM

© Riverside County RCIT GIS

My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - countries
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

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0 564

1,128 Feet

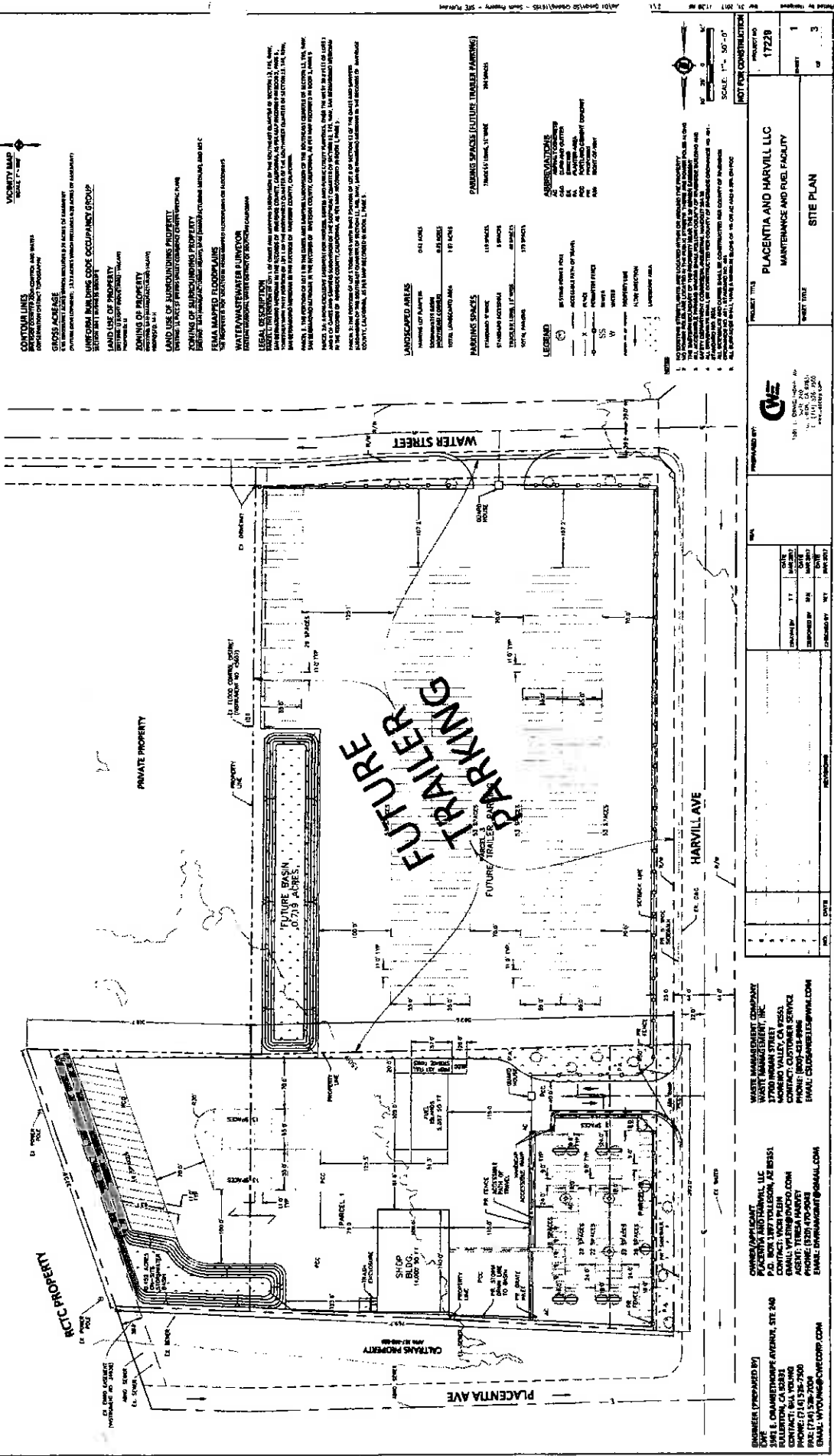
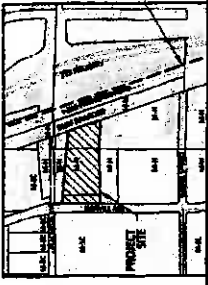


REPORT PRINTED ON... 4/12/2017 8:59:27 AM

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COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**PLACENTIA AND HARVILL LCC
FUEL AND MAINTENANCE FACILITY**

APN'S: 317-260-027, 317-260-028, 305-280-030
FUTURE TRAILER APN'S: 317-260-031, 317-260-032
DATE: MARCH 30, 2017



CONTRACTOR:
PLACENTIA AND HARVILL LCC
17728
17728

GRASSY AREA:
EXISTING GRASSY AREA TO BE MAINTAINED
OR RESEEDED WITH PERMANENT SEED MIXTURE

UNIFORM BUILDING CODE OCCUPANCE GROUP:
GROUP 1
GROUP 1

LAND USE OF PROPERTY:
FUEL AND MAINTENANCE FACILITY

ZONING OF PROPERTY:
R/C ZONING

LAND USE OF SURROUNDING PROPERTY:
FUEL AND MAINTENANCE FACILITY

ZONING OF SURROUNDING PROPERTY:
R/C ZONING

FEMA MAPPED FLOODPLAINS:
NO FLOODING CONCERN

WATER/WASTEWATER RUNOFF:
NO RUNOFF CONCERN

LEGAL DESCRIPTION:
A certain parcel of land in the County of Riverside, State of California, bounded as follows: on the north by the 10th Street right-of-way; on the east by the Harvill Avenue right-of-way; on the south by the Catrans Property; and on the west by the R/C Property. The area is more particularly described as follows: ...

LANDSCAPED AREAS:
TOTAL LANDSCAPED AREA: 1.0 ACRES

PARKING SPACES (FUTURE TRAILER PARKING):
TOTAL PARKING SPACES: 20 SPACES

LEGEND:
SOLID LINE: PROPERTY LINE
DASHED LINE: EASEMENT
DOTTED LINE: UTILITY LINE
SYMBOLS: TREE, SHRUB, BENCH, LIGHT FIXTURE, SIGN, etc.

NO.	REVISION	DATE
1		
2		
3		

SCALE: 1" = 50'-0"
NOT FOR CONSTRUCTION

PROJECT NO: 17728
SHEET: 1 OF 3
SITE PLAN

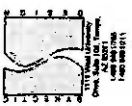
PLACENTIA AND HARVILL LCC
MAINTENANCE AND FUEL FACILITY

PREPARED BY: CWE
1501 S. CHAMBERLAIN AVENUE, SUITE 200
PERRIS, CA 92570
PHONE: (951) 236-2900
WWW.CWECORPORATION.COM

WASTE MANAGEMENT COMPANY
WASTE MANAGEMENT, INC.
7700 MAIN STREET
PERRIS, CA 92570
CONTACT: CUSTOMER SERVICE
PHONE: (951) 433-8986
EMAIL: CS@WASTE.COM

OWNER/APPLICANT
PLACENTIA AND HARVILL LCC
17728
17728
CONTACT: VICTOR PLAZA
AGENT: TERESA HARVEY
PHONE: (951) 705-0919
EMAIL: TERESA.HARVEY@GMAIL.COM

ENGINEER (PREPARED BY)
CWE
3901 E. CHAMBERLAIN AVENUE, SUITE 200
PERRIS, CA 92570
PHONE: (951) 236-2900
FAX: (951) 236-2904
EMAIL: INFO@CWECORP.COM



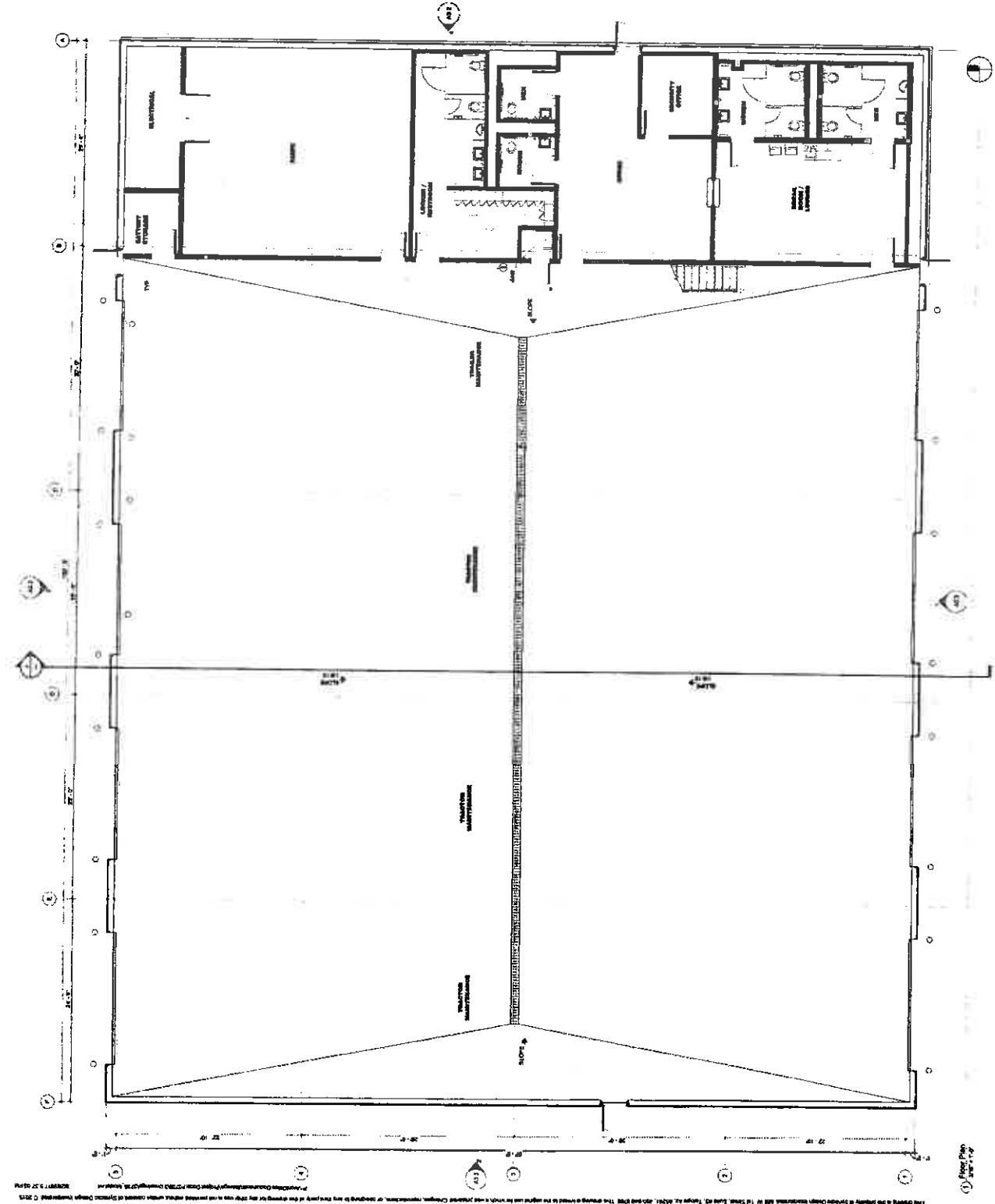
PROJECT DATA
 PROJECT NAME: COMMERCIAL VEHICLE SERVICE
 OCCUPANCY CODE: 1100
 SHEET NO.: 1508817

PLACENTA AND HARVILL LLC
TRUCK MAINTENANCE AND FUEL FACILITY

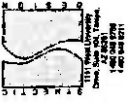
N.F.C.
 NOT FOR CONSTRUCTION
 NOT FOR CONSTRUCTION
 DATE: 07/20/2017

Project: 00
 Owner: J.M.
 Architect: U.S.
 S.D. Project No.: 1508817
 Date: 07/20/2017

A2.1
 FLOOR PLAN



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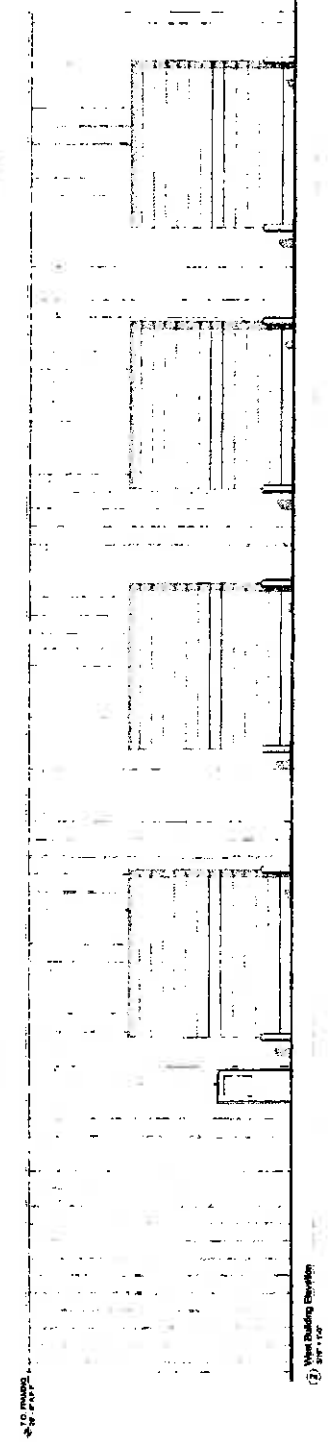
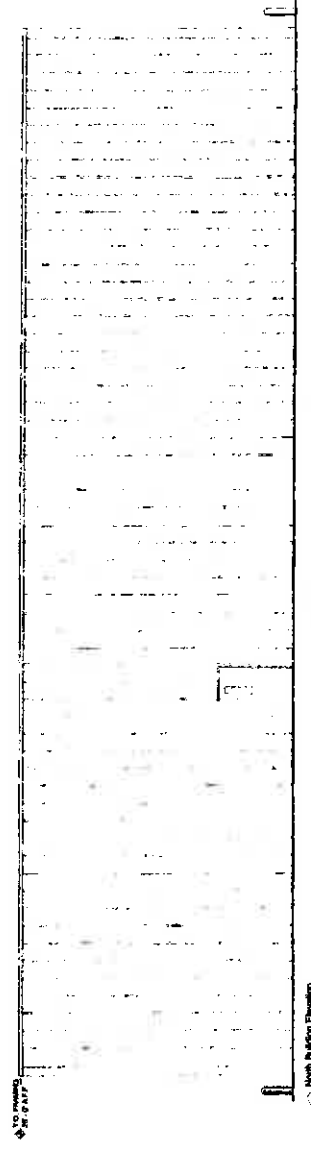
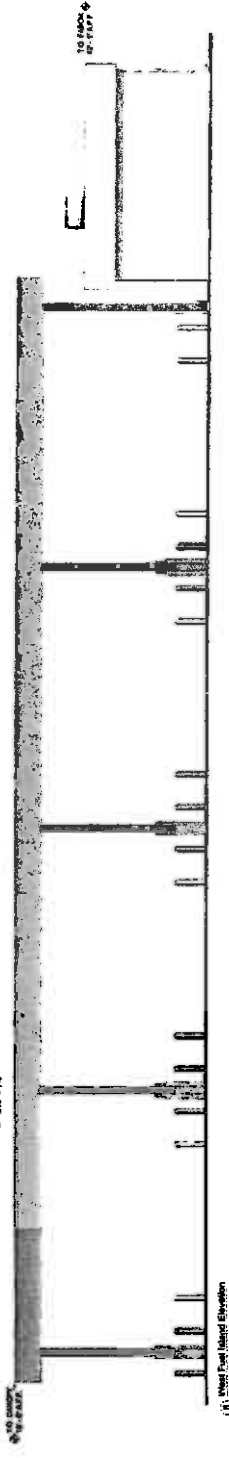
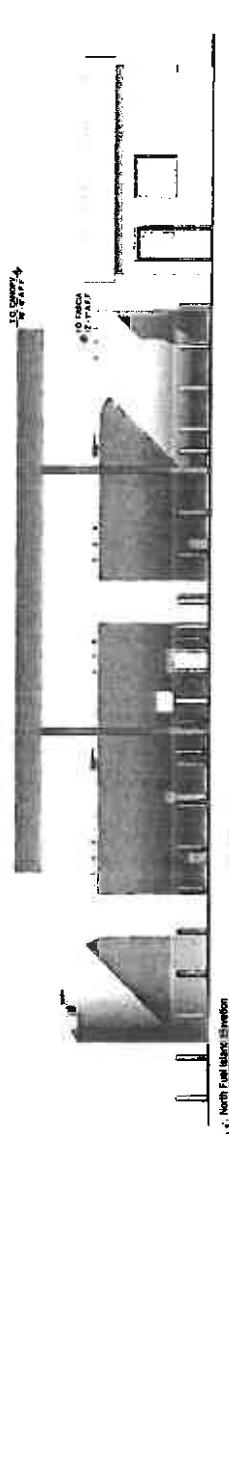
PLACENTA AND HARVILL LLC
 TRUCK MAINTENANCE AND FUEL FACILITY

NOT FOR CONSTRUCTION
 N.F.C.

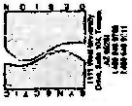
AUTOMATICALLY
 3/10/2017

Project: 03
 Drawing: JM
 Prepared By: LCB
 CAD Project No: 1716
 Date: 3/1/2017

Sheet: A3.2
 04/10/2017



The accuracy of the information presented in this drawing is guaranteed only if it is used in accordance with the intended purpose. Changes, omissions, or additions to any part of this drawing shall be made only by a duly authorized person. © 2015
 ARCHITECTURE FIRM, INC.

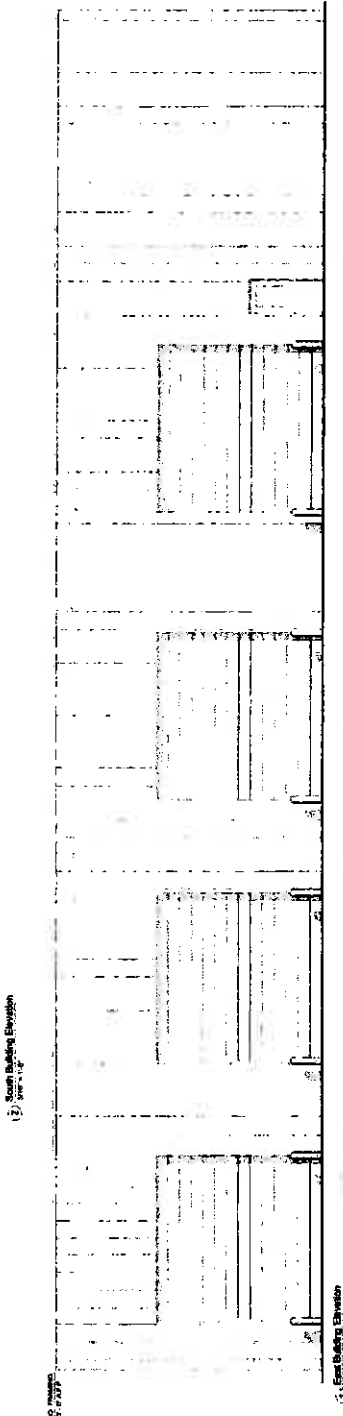
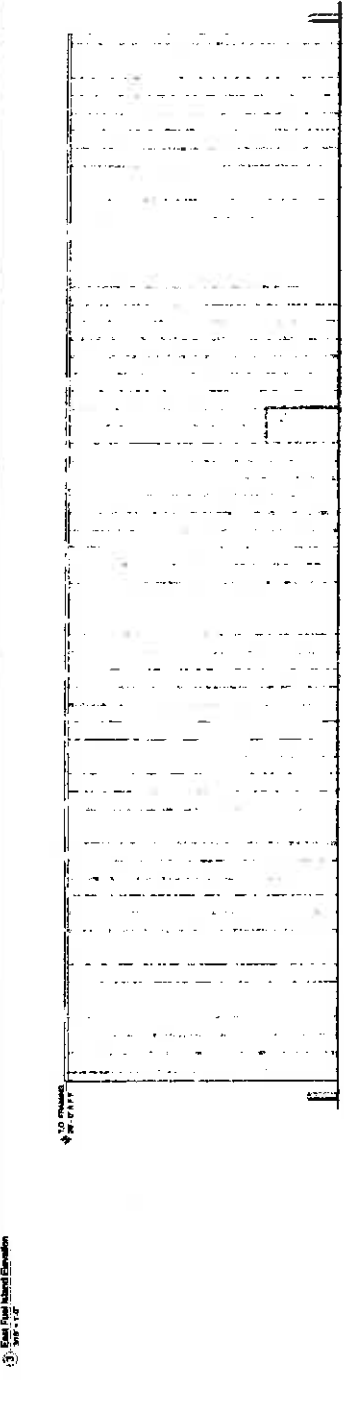
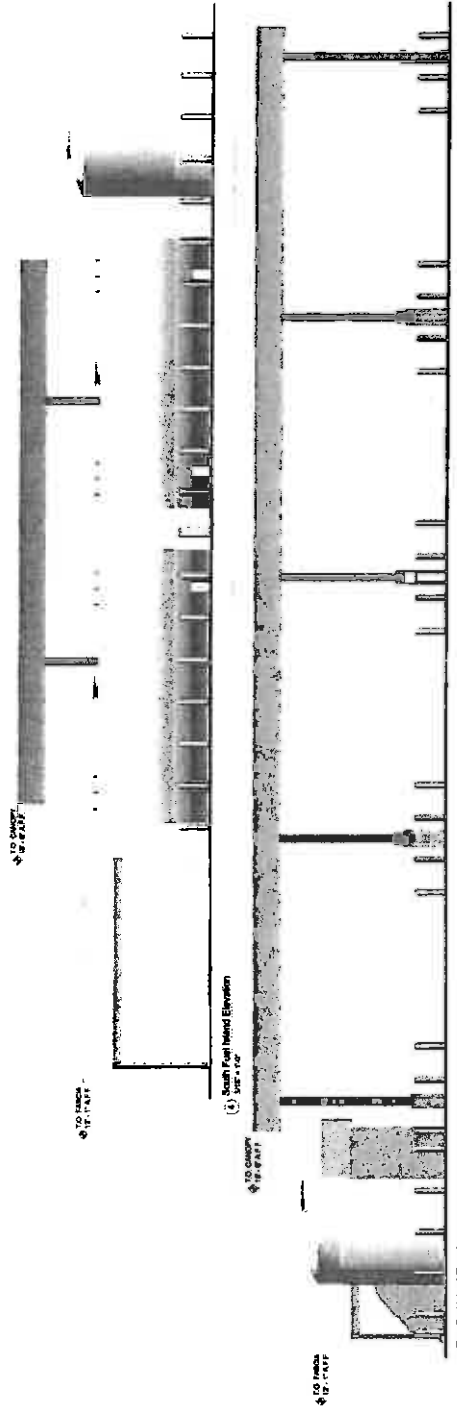


PLACENTA AND HARVILL LLC
TRUCK MAINTENANCE AND FUEL FACILITY

FOR CONSTRUCTION
N.F.C.
 2024.08.08
 2024.08.08

Sheet: 02
 Checked By: JJA
 Prepared By: LJB
 Scale: 1/8" = 1'-0"
 Date: 2024.08.08

Project:
A3.3
 Construction



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

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

PLOT PLAN NO. 26241– Intent to Adopt a Negative Declaration – EA43014 – Applicant: Placentia and Harvill, LLC c/c Teresa Harvey – **Engineer/Representative:** CWE Corporation – **Owner:** Southwest Premier, LLC – **First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan:** Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – **Location:** Northerly of Water Street, easterly of Interstate 215, westerly of Harvill Avenue, and southerly of Placentia Avenue – **16.87 Acres – Zoning:** Manufacturing-Heavy (M-H) – **REQUEST:** Plot Plan No. 26241 proposes the development of a 5,387 sq. ft. truck fueling station with four (4) pumps, along with an 18,044 sq. ft. office and maintenance shop building, and a 400 sq. ft. fuel equipment office building on 16.87 acres (“project”). The truck maintenance operations will consist of oil changes, inspections, transmission services, and tires services. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 parking spaces for truck /trailer parking; and two (2) stormwater bioretention basins. The trucks and employees will access the property at Harvill Avenue. The hours of operation will be from 24 hours a day and seven (7) days a week.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 11, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department’s Director’s Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 01, 2018,

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

APN (s) or case numbers PP26241 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

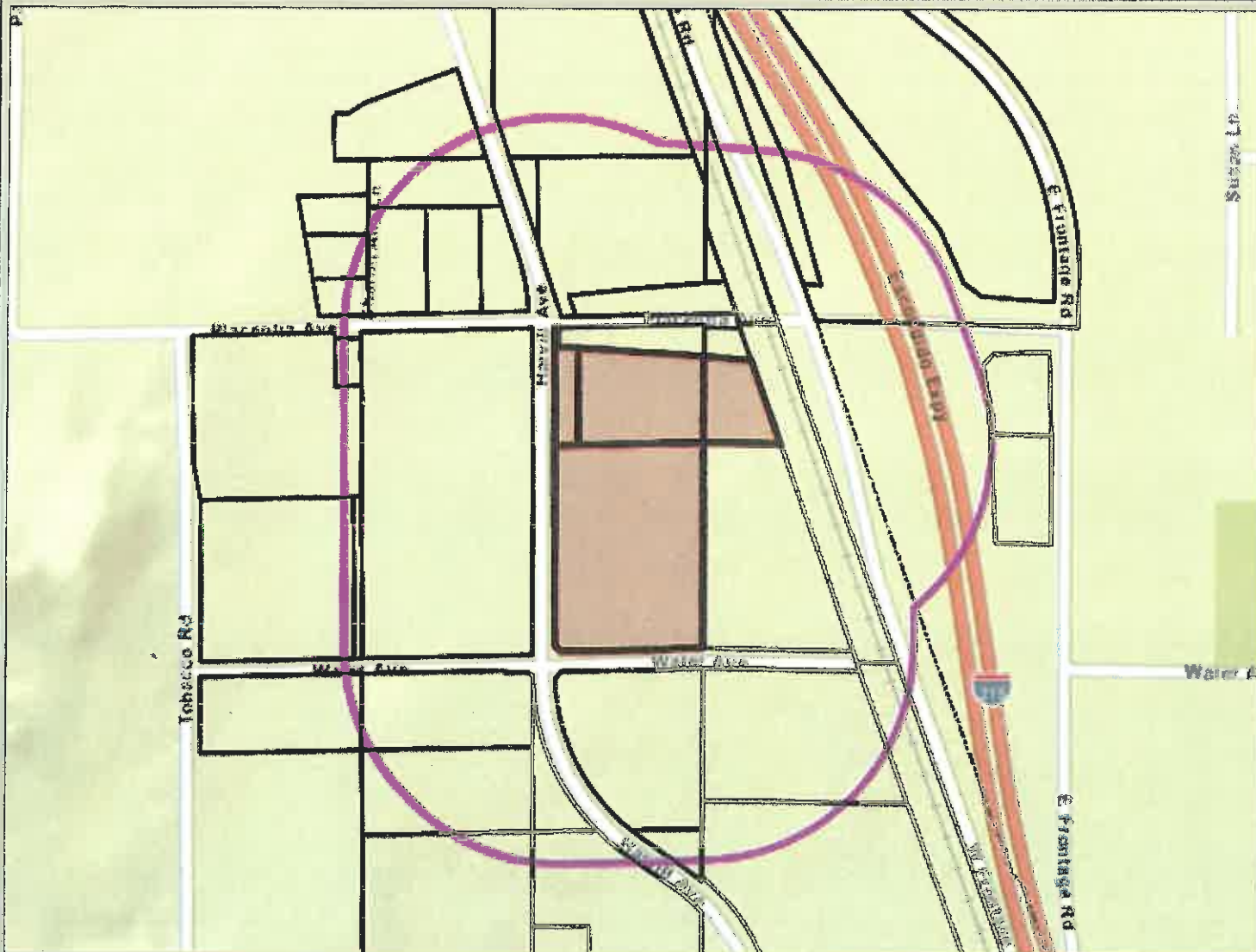
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP026241 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

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317260017
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317240029
DAN SAMARIN
DEBRA SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317240039
DAN SAMARIN
DEBRA SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317260018
VIANEY ZEPEDA
2974 INDIAN AVE
PERRIS CA 92571

317260030
PLACENTIA & HARVILL
P O BOX 1397
TOLLESON AZ 85353

317260016
THRIFTY OIL CO
13116 IMPERIAL HWY
SANTA FE SPGS CA 90670

317270015
MCSHANE CORP
C/O C/O ANNA RYAN
9500 W BRYN MAWR AVE 200
ROSEMONT IL 60018

317270016
MCSHANE CORP
C/O C/O ANNA RYAN
9550 W HIGGINS RD STE 200
ROSEMONT IL 60018

317260015
JEAN PIERRE ESQUIRE
SUSANNE L ESQUIRE
MIJO INV

43800 CORONADO DR
TEMECULA CA 92592

317270014
REDEVELOPMENT AGENCY COUNTY OF
C/O C/O DEPT OF FACILITIES MANAGEMENT
3133 MISSION INN MS 2600
RIVERSIDE CA 92507

317270010
MCSHANE CORP
C/O C/O ANNA RYAN
9500 W BRYN MAWR AVE 200
ROSEMONT IL 60018

317270006
MCSHANE CORP
C/O C/O ANNA RYAN
9500 W BRYN MAWR AVE 200
ROSEMONT IL 60018

317240032
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240041
DAN SAMARIN
DEBRA SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317240035
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317260034
COUNTY OF RIVERSIDE
C/O C/O REAL ESTATE DIVISION
3403 10TH ST NO 500
RIVERSIDE CA 92501

317270002
SSR INV CO
1930 ALPHA AVE
SOUTH PASADENA CA 91030

317240028
DAN SAMARIN
DEBRA SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317270013
ROBERT D AUST
PO BOX 51118
RIVERSIDE CA 92517

317240015
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240022
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317240008
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317260027
PLACENTIA & HARVILL
P O BOX 1397
TOLLESON AZ 85353

305050049
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

305060029
PLACENTIA & HARVILL
P O BOX 1397
TOLLESON AZ 85353

305060021
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O C/O RIGHT OF WAY DEPT
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

305060023
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O C/O RIGHT OF WAY DEPT
4080 LEMON ST 3RD FL
RIVERSIDE CA 92502

305060013
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317260029
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

305060030
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

317260035
PLACENTIA & HARVILL
P O BOX 1397
TOLLESON AZ 85353

305090022
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

305050027
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317240034
STATE OF CALIF
C/O DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

305050057
STATE OF CALIF
C/O C/O DEPT OF TRANS
P O BOX 231
SAN BERNARDINO CA 92402

305060039
GRISWOLD INDUSTRIES
C/O C/O DAVID KOEBLITZ
1701 PLACENTIA AVE
COSTA MESA CA 92627

305090047
STAR MILLING CO
P O BOX 1987
PERRIS CA 92572

317270017
WILLIAM R CRAMER
JANET R CRAMER
42105 ROCKVIEW DR
HEMET CA 92544

305090060
EARTHSHINE
15421 CHEMICAL LN
HUNTINGTON BEACH CA 92649

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF DETERMINATION

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.

PP26241 /EA43014
Project Title/Case Numbers

Dionne Harris
County Contact Person

(951)955-6836
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Placentia And Harvill LLC c/o Teresa Harvey
Project Applicant

P O Box 1397, Tolleson AZ, 85353
Address

The project site is located northerly of Water Street, Easterly of Interstate 215, Westerly of Harvill Avenue and Southerly of Placentia Avenue
Project Location

PLOT PLAN NO. 26220 proposes the development of a 4,000 square foot truck maintenance shop building, 15,000 square feet office and shop building, and a 5,387 square feet truck fueling station with four pumps. The proposed project will have 116 parking spaces for automobiles and five (5) accessible spaces, 433 for truck /trailer parking; and two (2) stormwater bioretention basins.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 9/25/17, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act **(\$2,280.75+\$50.00)** and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Urban Planner
Title

03/05/18
Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43003 ZCFG06373

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06384)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Placentia And Harvill LLC
P O Box 1397
Tolleson, Az 85353

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06384	04/04/2017	04/04/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06384	0451 - CF&G TRUST	\$2,216.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
20522 Harvill Ave Perris,		SUB TOTAL
		\$2,266.25

TOTAL **\$2,266.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

**INVOICE (INV-00036376)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Placentia And Harvill LLC
P O Box 1397
Tolleson, Az 85353

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00036376	01/10/2018	01/10/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06384	0453 - CF&W Trust EIR	\$64.50
20522 Harvill Ave Perris,		SUB TOTAL
		\$64.50

REFERENCE NUMBER	FEE NAME	TOTAL
PP26241	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$200.00
	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$43.46
	0790 - SUPPLEMENTAL DEPOSIT	\$10,000.00
	0790 - SUPPLEMENTAL DEPOSIT	\$2,172.79
20522 Harvill Ave Perris,		SUB TOTAL
		\$12,416.25

TOTAL \$12,480.75

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

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4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

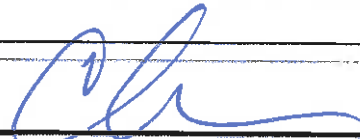
Agenda Item No.

3.3

Director's Hearing: June 11, 2018

PROPOSED PROJECT

Case Number(s):	PM37135	Applicant(s):	Cliff and Christy
CEQA Exempt	Sections 15304 and 15315		Reidhead and Larry Ogilvie and
Area Plan:	Lake Mathews/Woodcrest		JoAnne Anderson
Zoning Area/District:	Cajalco District		
Supervisory District:	First District	Representative(s):	Khaled Farah
Project Planner:	Deborah Bradford		
Project APN(s):	321-020-014		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37135 - The applicant is proposing a Schedule "H" subdivision to divide a 7 acre parcel into four - 1 acre residential parcels and one - 3 acre remainder parcel.

The project site is located north of Avenue "C", south of Avenue "B" east of Alder Street, and west of Birch Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND the project exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions), based on the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37135, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:	
	Specific Plan: N/A

Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential
East:	Very Low Density Residential
South:	Very Low Density Residential
West:	Very Low Density Residential
Existing Zoning Classification:	Residential Agricultural-1 Acre Minimum (R-A-1)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural-1 Acre Minimum (R-A-1)
East:	Residential Agricultural-1 Acre Minimum (R-A-1)
South:	Residential Agricultural-1 Acre Minimum (R-A-1)
West:	Residential Agricultural-1 Acre Minimum (R-A-1)
Existing Use:	Vacant land and a single-family residence
Surrounding Uses	
North:	Scattered single family residential and vacant land.
South:	Scattered single family residential and vacant land
East:	Scattered single family residential and vacant land
West:	Single family residential subdivision

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min. /Max. Development Standard</i>
Project Site (Acres):	7 acres	1du/acre
Proposed Minimum Lot Size:	1 acre	
Total Proposed Number of Lots:	4 plus one remainder parcel	
Map Schedule:	H	

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	Yes – High- State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base, Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The application for the Tentative Parcel Map was applied for on June 22, 2016. The project was scheduled for the Land Development Committee (LDC) meeting on July 14, 2016. At this meeting the Environmental Programs Department discussed their concerns with the location of a drainage channel which could

result in constraints to the development footprint of the Project Site, significantly altering the applicant's design. In addition, the Department of Flood Control was concerned due to development occurring in the Mockingbird Canyon watershed, and with the natural watercourses that traverse the property with a tributary drainage area entering the site along the southern boundary near the location of proposed Parcel 1. Due to these issues, the applicant was required to sign a Special Drainage Facility Agreement for the payment of fees to mitigate flood problems and was directed to have a biological study done to determine if there would be impacts to riparian or riverine resources, vernal pools, fairy shrimp or jurisdictional waters. The executive summary of the biological report dated November 18, 2016 said that there would be no impact in regards to these areas or species due to project development. December, 2016 staff met with the applicant to discuss status of their project. Clearances from several departments had still not been obtained and further studies were needed. For several months Planning Staff was not in contact with the applicant or engineer. In 2016 a building permit was issued for the construction of a 4,466 square foot single family residence on the remainder lot of the Project site. In November 2017 the applicant contacted staff and stated that the engineer was in the process of obtaining Flood Control's and the Department of Environmental Health's clearances. In March 2018 the applicant had received all clearances and was ready to move forward to hearing.

Airport Influence Area ("AIA")

The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on September 28, 2017 file no. ZAP1282MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds, electrical interference with aircraft and specific requirements regarding detention basins. Uses / activities such as above ground, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The proposed project has been determined to be categorically exempt from CEQA, as set forth per Section 15304 (Minor Alterations to Land) and Section 15315 (Minor Land Divisions). Several examples to qualify for this exemption are listed under Section 15304. The Project site meets the qualifications stated in subsection (a) which states that grading on land with a slope of less than 10 percent, except that grading shall not be exempt in a waterway, in any wetland, in an officially designated scenic area, or in an officially mapped areas of severe geologic hazard such as an Alquist-Priolo Earthquake Fault Zone or within an official Seismic Hazard Zone. The Project site's average slope is approximately 5.7% and is not located in a geologically unstable area and no grading will occur within a waterway or wetland. A drainage course traverses the project site; however, the Biological Assessment prepared on November 18, 2016 determined that the drainage course does not fall under the definition of a wetland area. Therefore, the Project site meets the criteria to be considered exempt from this section. To qualify as an exemption under Section 15315, the following criteria must be met: The division of property in an urbanized areas zoned for residential, commercial, or industrial uses into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The 8 criteria that must be met to justify the categorical exemption for Minor Land Divisions are as follows:

- 1) Section 15387 of CEQA guidelines defines urbanization as a central city or a group of contiguous cities with a population of 50,000 or more, together with adjacent densely populated areas having a population density of at least 1,000 persons per square mile. A lead agency shall determine whether a particular area meets the criteria by examining the area or by referring to a map prepared by the U.S. Bureau of the Census which designates the area as urbanized.

The project site is located within the City of Riverside's sphere of influence. The population of the City of Riverside is 324,722. The project site is located in Census Tract 0420.08 which has a density of 1,300 persons per square mile. In reviewing the map prepared by the U.S. Bureau of the Census, Map No. 75340 for Riverside-San Bernardino, CA. defines this geographical area as an Urbanized Area. Therefore, the Project meets this criteria.

- 2) The Project site must be zoned for residential, commercial or industrial uses.
The Project site is zoned Residential Agricultural (R-A) and is proposed to ultimately be developed with single-family residential uses. The project meets this criteria.
- 3) The land division must be for four or fewer parcels.
The applicant is proposing to subdivide the 7 acre site into four one-acre parcels and a three-acre remainder parcel that is developed with a single-family residence. The proposed Project meets this criteria.
- 4) The land division must be in conformance with the General Plan and Zoning Ordinance.
The proposed Project's land use designation is Very Low Density Residential, one-acre lot minimum. The zoning classification is Residential Agricultural, one-acre lot minimum. The Project meets this criteria.
- 5) No variances or exceptions can be a part of this land division.
The applicant is not requesting a variance or exception for this land division. The Project meets this criteria.
- 6) All services and access must be available to the Project site.
The Project site has direct access from Alder Avenue. All services will be available to the project site.
The Project meets this criteria.
- 7) The Project site was not involved in a division of a larger parcel in the previous two years.
The applicant applied for this land division on June 22, 2016. No previous land divisions for this property have occurred in the last 2 years. The Project meets this criteria.
- 8) The Project site does not have an average slope greater than 20%.
Calculation of the site's topography determined that the parcel does not have an average slope greater than 20%. The Project meets this criteria.

Because the proposed land division meets the criteria of Section 15304 and Section 15315 Tentative Parcel Map No. 37135 is exempt from CEQA and no further environmental review is required. In

addition, no exceptions to Section 15301 apply:

- a) The Project site is located in the Lake Mathews/Woodcrest Area Plan and has a land use designation of Very Low Density Residential, one-acre lot minimum and a zoning classification of Residential Agricultural, one acre lot minimum. The applicant is not requesting a zone change to develop the site at a greater density or to allow for more intensive land uses. Projects of this kind is what the General Plan has determined to be appropriate for this area and future residential projects similar to the proposed project would not result in cumulative impacts that would result in significant impacts in the project vicinity.
- b) The Project site has a drainage course that traverses the length of the site paralleling Alder Street, is located within the Mockingbird Canyon Drainage Fee Area, is within a high fire area, and a portion of the remainder parcel has cultural resources that need to be avoided. Development of this site will not result in a significant effect on the environment due to unusual circumstances in that project design and the incorporation of Conditions of Approval will ensure a significant effect on the environmental will not occur.
- c) El Sobrante and Cajalco Road are County Eligible Scenic Highways and are located approximately 2 miles southwest of the project site. Due to topography and distance the Project Site will not be visible from these roadways, and will not result in any damage to scenic resources.
- d) The project is not on a hazardous waste site. As provided in the applicant's application packet, a signed Hazardous Waste and Substances Statement has been submitted stating the project is not included on any list compiled pursuant to Section 65962.5 of the Government Code.
- e) Cultural resources are present on the remainder parcel, and no ground disturbance is planned for this area. No cultural resources have been found on the four parcels being created by the Parcel Map; however, in an abundance of caution, several standard conditions of approval have been applied to the project that will ensure protection of these resources. These conditions pertain to cultural sensitivity training, monitors on-site, procedures to take in terms of protection of the resources if discovered during earth moving activities, placement of temporary fencing, and additional surveys.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Tentative Parcel Map Findings:

- 1. Tentative Parcel Map No. 37135 proposes to subdivide seven (7) acres into four (4) parcels, and one (1) remainder parcel and complies with Ordinance No. 460 based on the following:
 - a. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in

equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a “unique community identity” which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative parcel map will comply with the General Plan by providing a variety of housing types in a single-family residential community, promoting the unique characteristics of the Lake Mathews/Woodcrest area by conserving a portion of the remainder parcel that has unique environmental features and cultural resources. The project site is not located within a Specific Plan.

- b. The site is physically suitable for the type and density of the proposed residential development in that the project site is located in an area that is comprised of single-family residential uses, has access readily available from Alder Avenue and Avenue C and has no environmental constraints that prohibits the proposed residential development. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
 - c. The proposed project has been determined to be exempt from CEQA based on Section 15315 – Minor Land Divisions. Specific criteria must be met to determine whether a project falls under this exemption. It was determined that the minor land division met the criteria of this exemption and would not cause substantial environmental damage, serious health problems or substantially and avoidable injure fish or wildlife through project design and conditions of approval.
 - d. The design of proposed land division is not likely to cause serious public health problems in that the project site is not located on a Hazardous Waste Site. The project has gone through the Airport Land Use Commission and was deemed to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to specific conditions to ensure safety to the aircraft and people on the ground. Because the project site is located in a CAL FIRE state responsibility area, within the high fire severity zone specified conditions of approval have been applied such as, adequate fire flow, driveway standards, construction materials and interior sprinklers to help in the protection of the subject property and its’ residents as well as people and property off site. Additionally, ultimate development of the site will not substantially alter access previously utilized by surrounding properties or the public at large on Alder Avenue or Avenue C resulting in unsafe conditions.
 - e. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
2. Additionally, the proposed Tentative Parcel Map No. 37135 is consistent with the minimum improvements as outlined in Section 10.13 (Schedule “H” Subdivision) of Ordinance No. 460 based on the following:
- a. Streets and Street Improvements- Condition of Approval 50. TRANS. 1, states that Avenue “C” along project boundary shall be improved with 24 feet of acceptable aggregate base on a 32 foot graded section within a 55 foot part width (30’ project side and 25’ on the other side of centerline) dedicated right of way. Advisory Notification Documents (AND) 015 TRANS. 4, requires that all street improvements, improvement plans and/or road dedications shall be in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance No. 461) With

these conditions of approval the requirements of Ordinance No. 460 10.13 A and B. as it pertains to streets and street improvements have been met.

- b. Domestic Water - Condition of Approval 080 - E. HEALTH. 3, requires that prior to the issuance of building permits documentation shall be provided establishing water service from Western Municipal Water District (WMWD). A SAN-53 letter from the applicant states that the WMWD has agreed in writing to furnish domestic water to each and every lot within this subdivision as per letter dated May 2, 2016. With this condition of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
- c. Fire Protection Facilities – AND 15. FIRE 1, requires the fire flow at 500 GPM for a 2-hour duration at 20 PSI for single family residences up to 3,600 square feet with an approved fire sprinkler system. Condition of approval 050 – FIRE. 1 requires buildings be constructed with Class B materials and COA 050 – Fire. 3 requires specific size, material and placement of address numbers. With these conditions of approval the requirements of Ordinance No. 460, 10.13 C, has been met.
- d. Electrical and Communication Facilities. – The proposed project does not include any electrical or communication facilities. Therefore, this improvement is not applicable to the Project at hand.
- e. Sewage Disposal – Condition of Approval 080 – E. HEALTH. 1 and 2 requires a detailed soils percolation report and detailed plans of the proposed subsurface sewage disposal system be submitted to the Health Department prior to the issuance of building permits. With these conditions of approval the requirements of Ordinance No. 460, 10.13 D, has been met.
- f. Agricultural Land - The proposed project is not located within an agricultural preserve, or on land zoned A-1, A-2, or A-P or A-D. Therefore the proposed project is not applicable to Ordinance No. 460 Section 10.13 E.
- g. Exceptions – The project site is not located within a community service district; therefore, the project is not applicable to Ordinance No. 460 Section 10.13 F.

Land Use Findings

- 3. The existing Zoning Classification for the subject site is Residential Agricultural, 1-acre lot minimum (R-A-1). The development standards for this zoning classification requires a minimum lot width of 100 feet, minimum lot depth of 150 feet, 20 foot front yard setback, 10 foot rear setback 5 foot side yard setback, and a building height of 40 feet. As proposed, each parcel has a width of 132 feet, except for the remainder parcel which has a width of approximately 127 feet. Although footprints of the proposed single-family residences are not provided on the Tentative Parcel Map exhibit, the location of building pads indicate that the front, side and rear setback will be met. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the 4 single-family residences. The single-family residence currently under construction on the Remainder Parcel, meets the required development standards for the R-A zoning classification. Review of the building plans, shows the front yard setback at 230 feet, the side yard setbacks have a minimum of 31 feet, and the rear yard setback is 344 feet. The height of the house is approximately 20 feet. The proposed project will conform to the development standards of the R-A Zoning Classification and all other applicable provisions of Ordinance No. 348.

4. Based on the above, the proposed Tentative Parcel Map No. 37135 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
5. Based on the above, the proposed Tentative Parcel Map No. 37135 is compatible with surrounding land uses, as the surrounding land uses consist primarily of residential development on one acre lots.

Other Findings

6. The project site is located within the City of Riverside's Sphere of Influence. As such, it is required to conform to the County's Memorandum of Understanding ("MOU") with that city. This project conforms to the MOU. This project was sent out to the City of Riverside on July 6, 2016 for review and comment. No comments were received either in favor or opposition of the project.
7. The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). As a result, the project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on September 28, 2017 file no. ZAP1282MA17 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E were provided by ALUC. Conditions applied include restrictions on lighting that would be distracting to aircraft taking off or landing, uses that could attract large concentration of birds, electrical interference with aircraft and specific requirements regarding detention basins. Uses / activities such as above ground, trash transfer stations, recycling centers containing putrescible wastes or incinerators are prohibited. Lastly, potential purchasers of the property and to tenants of the building shall be notified that the property is located in the vicinity of an airport influence area.
8. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
9. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings

10. This land division is located within a CAL FIRE state responsibility area, in a high/moderate fire hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and

directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarthout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by fire flow requirements, fire sprinkler systems, construction materials, and address number size, location, and materials.
- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Alder Avenue and Avenue C. Adequate accessibility to the Project site will be available for all emergency service vehicles.

Conclusion:

- 11. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the community who indicated support/opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the date of the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37135
VICINITY/POLICY AREAS

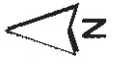
Supervisor: Jeffries
District 1

Date Drawn: 04/11/2018
Vicinity Map



Zoning Dist: Cajalco

Author: Vinnie Nguyen



NOTIFICATION: On October 7, 2020, the County of Riverside adopted a new General Plan. This plan will be used to guide the County's future development and growth. The County is currently in the process of updating its General Plan. For further information, please contact the Riverside County Planning Department at (951) 952-5200. Riverside County or its Board of Supervisors is not responsible for any errors or omissions in this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37135

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 04/11/2018
Exhibit 1



Zoning Dist: Cajalco

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)969-9277 (Eastern County) or Website <http://planning.rcplma.org>

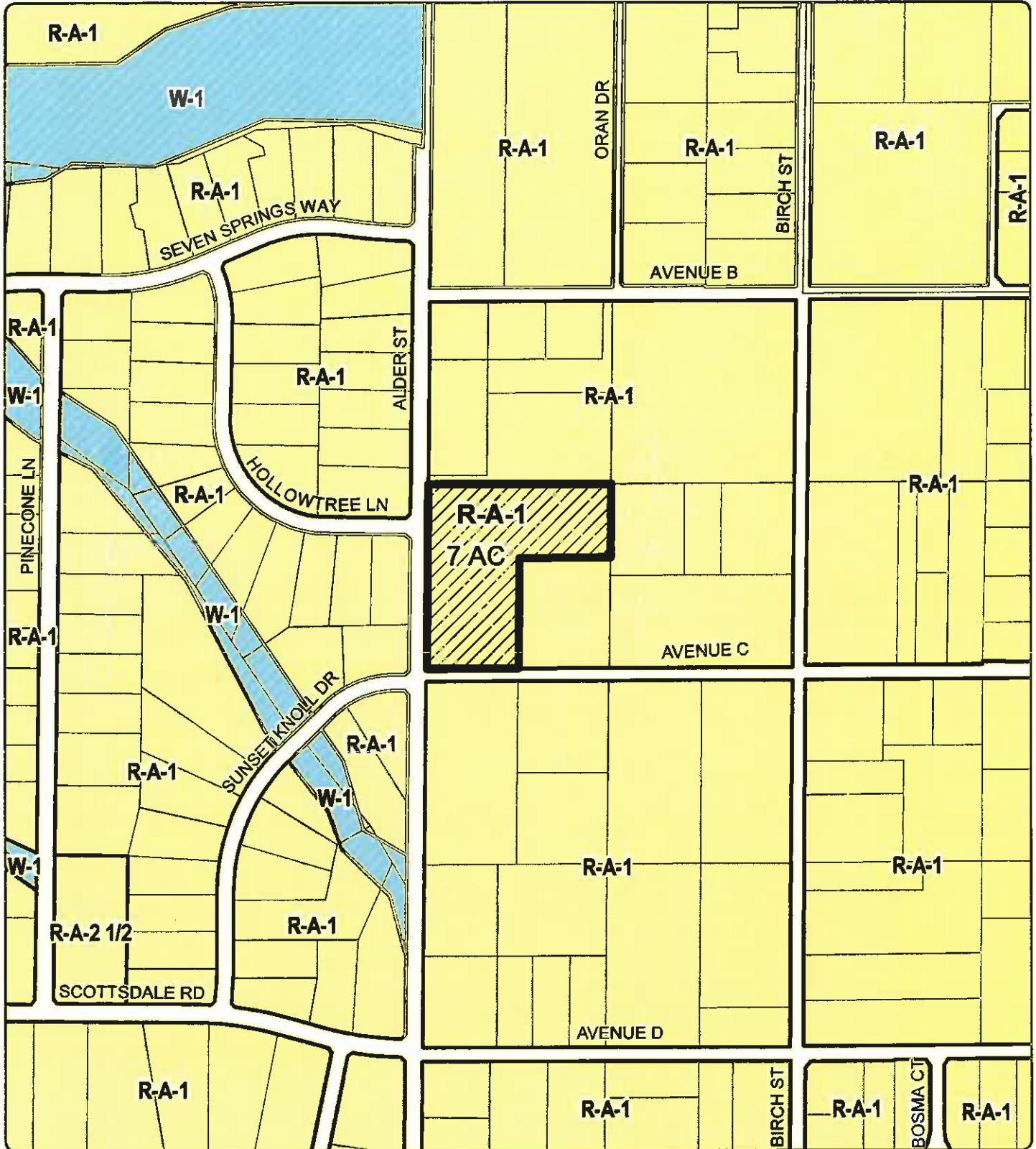
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37135

Supervisor: Jeffries
District 1

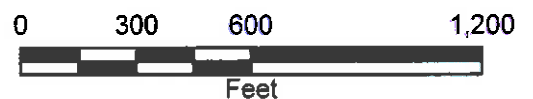
Date Drawn: 04/11/2018
Exhibit 2

EXISTING ZONING



Zoning Dist: Cajalco

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37135

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 04/11/2018
Exhibit 5



Zoning Dist: Cajalco

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/14/18, 2:49 pm

PM37135

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37135. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 0015 - Project Description

The applicant is proposing a Schedule "H" subdivision to divide a 7 acre parcel into four - 1 acre residential parcels and one - 3 acre remainder parcel.

Advisory Notification. 2 0015 - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 0015 - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 3 0015- Approved Exhibit -Tentative Parcel Map

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Parcel Map, No. 37135, dated February 16, 2018

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

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

Fire

Fire. 1 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW

The water mains shall be capable of providing fire flow in accordance with the California Fire Code and Riverside County Ordinance. Fire flow shall be at least 500 GPM for 2-hour duration at 20 PSI for single family residences up to 3,600 square feet with an approved fire sprinkler system.

Flood

Flood. 1 Flood Hazard Report

Parcel Map (PM) 37135 is a proposal for a Schedule "H" subdivision to subdivide 7 acres into 4 residential lots and one remainder lot in the Mockingbird Canyon area. The site is located the northeast corner of Avenue C and Alder Street.

This project is located within the Mockingbird Canyon watershed. Our review indicates the topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A watercourse with a tributary drainage area of approximately 15

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

acres enters the site at the southern and south west boundaries of PM 37135. The offsite and onsite flows combine to form the watercourse that traverses the length of the site paralleling Alder Street and exits the site at the northwest corner discharging onto Alder Street near its intersection with Hollow Tree Lane. There appears to be adequate area outside of the natural watercourses for building sites, and in order to maintain the natural drainage patterns of the area, the natural watercourses shall be kept free of all buildings and obstructions.

The District is concerned about development occurring in the Mockingbird Canyon watershed which lacks adequate drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County.

A Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development has been signed by the developer and offered to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District, and forwarded to the Planning Department to be included in the project's approval process.

The natural watercourse which drains the tributary watershed shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The natural watercourses shall be kept free of all buildings and obstructions". A copy of the environmental constraint sheet and the final map shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee.

This subdivision is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies and floodproofing measures. This may include the preliminary and final Water Quality Management Plan (WQMP) if required.

Any questions pertaining to this Flood Hazard Report may be directed to Michael Venable at 951.955.1248 or mivenabl@RIVCO.org.

Planning

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW (cont.)

Planning. 1 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 2 0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 3 0010-Planning-MAP - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and

ADVISORY NOTIFICATION DOCUMENT**Planning**

Planning. 3 **0010-Planning-MAP - LOW PALEO (cont.)**
identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

Planning. 4 **0010-Planning-MAP - NO OFFSITE SIGNAGE**

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 5 **0010-Planning-MAP - OFFSITE SIGNS ORD 679.4**

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 6 **0010-Planning-MAP - ORD 810 OPN SPACE FEE**

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

Planning. 7 0010-Planning-MAP - ORD NO. 659 (DIF)

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 8 0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use SeCtion for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 9 0010-Planning-MAP - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

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

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

ADVISORY NOTIFICATION DOCUMENT

Planning

- Planning. 10 0010-Planning-MAP- PDA05047 ACCEPTED (cont.)
 Planning. 10 0010-Planning-MAP- PDA05047 ACCEPTED

County Archaeological Report (PDA) No. 5047 submitted for this project (PM37135) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for TPM 37135", dated May 12, 2017. PDA05047 concludes: The cultural resources survey of TPM 37135 identified the locations of three milling features that have been recorded as CA-RIV-12578. This site will be preserved and will not be impacted by the proposed development.

PDA05047 recommends: Because of the use of this area by Native Americans, as illustrated by the presence of the milling features, all grading of previously undisturbed soil shall be monitored by an archaeologist and a Native American representative. In the event that this monitoring results in the identification of any archaeological sites, deposits, features, or human remains, the location of the discovery shall be secured from further disturbance and reported to the County of Riverside. Subsequent requirements for the evaluation of any discoveries will be determined by the project archaeologist in cooperation with the Native American representative and the County archaeologist. These documents are herein incorporated as a part of the record for project.

- Planning. 11 0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural (R-A) zone.

- Planning. 12 0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

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

- Planning. 13 0020-Planning-MAP*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Director's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning-All

- Planning-All. 1 0015 - Hold Harmless

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)

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0015 - Hold Harmless (cont.)
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 Tentative Parcel Map No. 37135 or its associated environmental documentation; 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 Tentative Parcel Map No. 37135, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

- Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE (cont.)
- Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

- Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

- Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

- Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

- Transportation. 5 0010-Transportation-MAP - TS/EXEMPT

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

Waste Resources

- Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS
MATERIALS (cont.)

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Plan: PM37135

Parcel: 321020014

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

050 - Fire. 2 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

050 - Fire. 3 0050-Fire-MAP* -#70-ECS-ADDRESS Not Satisfied

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

Flood

050 - Flood. 1 Delineate Watercourse on ECS Not Satisfied

The natural watercourse(s) that traverse Parcel Map 37135 shall be delineated and labeled on the Environmental Constraint Sheet to accompany the final map. A note shall be placed on the Environmental Constraint Sheet stating: "The natural watercourses must be kept free of all buildings and obstructions".

050 - Flood. 2 Mockingbird Canyon Drainage Fee Notice Not Satisfied

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

050 - Flood. 3 Submit ECS & Final Map Not Satisfied

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

Planning

050 - Planning. 1 0050 Perimeter Fencing Not Satisfied

Prior to recordation of the Final Map the applicant shall indicate the type of fencing that will be provided along the perimeter of the project site. Chain link fencing is discouraged. Any type of block wall shall be treated with anti-graffiti coating and written verification for the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

Plan: PM37135

Parcel: 321020014

50. Prior To Map Recordation

Planning

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 4 0050-Planning-MAP - ECS SHEET (CULTURAL) Not Satisfied

Prior to final map approval the developer/ applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirements for avoidance of RIV-012578.

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 8 0050-Planning-MAP*- ECS AFFECTED LOTS Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ___, Page ___. [This affects [Lot] [Parcels] No(s). ___] [This affects all [Parcels] [Lots]]"

050 - Planning. 9 0050-Planning-MAP*- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the ___ Recreation and Parks District][County Service Area No. ___] which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 10 0050-Planning-MAP*- SURVEYOR CHECK LIST Not Satisfied

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of one acre. Except for the Remainder Parcel which is 3 acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the

Plan: PM37135

Parcel: 321020014

50. Prior To Map Recordation

Planning

050 - Planning. 10 0050-Planning-MAP*- SURVEYOR CHECK LIST (cont.) Not Satisfied
Residential Agricultural (R-A) zone, and with the Riverside County General Plan.

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

Transportation

050 - Transportation. 1 0050-Transportation-MAP - AGGREGATE/32'GRADED Not Satisfied
Avenue "C" along project boundary shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 55 foot part width (30' project side and 25' on the other side of centerline) dedicated right of way as approved by the Transportation Department.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 3 0050-Transportation-MAP - IMP PLANS Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: [http://rctlma.org/trans/General Information/Pamphlets Brochures](http://rctlma.org/trans/General%20Information/Pamphlets/Brochures)

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 6 0050-Transportation-MAP - SUFFICIENT R-O-W Not Satisfied
Sufficient right of way along Avenue "C" and Alder Street shall be dedicated for public use to provide for a 30 foot half width right of way per Standard No. 106, Section "A", Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED (cont.) Not Satisfied
Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 Mockingbird Canyon Drainage Fee Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

Planning

060 - Planning. 1 0060-Planning-MAP - BUILDING PAD GRADING Not Satisfied

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

060 - Planning. 2 0060-Planning-MAP - CULTURAL SENSITIVITY TR Not Satisfied

The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

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

060 - Planning. 4 0060-Planning-MAP - GEOLOGIC STUDY REQUIRED Not Satisfied

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

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

060 - Planning. 5 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - GRADING PLAN REVIEW (cont.) Not Satisfied
457, and the conditions of approval for the tentative map.

060 - Planning. 6 0060-Planning-MAP - NATIVE MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the Morongo and/or Soboba and/or Pechanga tribe. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 7 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

060 - Planning. 8 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 9 0060-Planning-MAP - TEMPORARY FENCING Not Satisfied

Temporary fencing shall be required for the protection of cultural site(s) RIV-12579 during any grading activities within one hundred feet (100'). Prior to commencement of grading or brushing, the project archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the site(s). Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the project archaeologist. The fencing can be removed only after grading operations have been completed.

060 - Planning. 10 0060-Planning-MAP*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP*- SKR FEE CONDITION (cont.) Not Satisfied

County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7 acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30-DAY BUOW SURVEY Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD - CDFW NOTIFICATION Not Satisfied

Prior to the issuance of a grading permit, the applicant shall notify the CDFW per Fish and Game Code section 1602 to determine if a Lake or Streambed Alteration Agreement is required for the drainage located on the project site.

060 - Planning-EPD. 3 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the

Plan: PM37135

Parcel: 321020014

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
condition of approval prior to the issuance of a grading permit.

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner /applicant shall be required to submit two copies of the WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final:

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3.If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

Plan: PM37135

Parcel: 321020014

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT GRADINC Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 0080-E Health-USE - PERC TEST REQD Not Satisfied

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Local Agency Management Program for the development of single lots, shall be required. Submit any and all documents required for review. Soils engineer to address drainage at the site (see PM37135 map exhibit). Proper setbacks to be provided. Contact (951)955-8980 for additional details.

080 - E Health. 2 0080-E Health-USE - SEPTIC PLANS Not Satisfied

A set of three detailed plans drawn to scale (1" = 20') of the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure septic tank sizing.

080 - E Health. 3 0080-E Health-USE - WATER WILL SERVE Not Satisfied

Provide documentation establishing water service from WMWD for the project.

Fire

080 - Fire. 1 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

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

Flood

080 - Flood. 1 Mockingbird Canyon Drainage Fee Not Satisfied

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per

Plan: PM37135

Parcel: 321020014

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 Mockingbird Canyon Drainage Fee (cont.) Not Satisfied
lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed. Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels.

Planning

080 - Planning. 1 0080-Planning-MAP - FEE BALANCE Not Satisfied
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 3 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - 30-DAY BUOW REPORT Not Satisfied
Prior to the issuance of any building permits, the biologist who carried out the 30-day pre-construction burrowing owl survey shall submit a written report for review to EPD.

080 - Planning-EPD. 2 0080-Planning-EPD-EPD - MBTA REPORT Not Satisfied
Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS Not Satisfied
This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies each of the WQMP and associates plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied
Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

Plan: PM37135

Parcel: 321020014

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 E Health - OWTS INSTALLATION Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINKLER SYSTEM Not Satisfied

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

Planning

090 - Planning. 1 0090-Planning-MAP*- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be seven (7) acres gross in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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

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

DATE: July 6, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Management Dept.

Riv. Co. Airport Land Use Commission
March Air Reserve Base
1st District Supervisor
1st District Planning Commissioner
Southern California Edison
Southern California Gas Co.

VESTING TENTATIVE PARCEL MAP NO. 37135– EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – CAJALCO Zoning District – General Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: northerly of Avenue ‘C’, southerly of Avenue ‘B’, easterly of Alder Street and westerly of Birch Street – 7 Acres – REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 7 acre lot into four residential parcels and one remainder lot – APN: 321-020-014 – Related case: N/A **BBID:171-147-850, UPROJ: PM37135**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 14, 2016**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Deborah Bradford**, Project Planner, at **(951) 955-6646** or email at **dbradfor@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



September 28, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
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John Guerin
Paul Rull
Barbara Santos

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

www.rcaluc.org

Ms. Deborah Bradford, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501
(VIA HAND DELIVERY)

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

File No.: ZAP1282MA17
Related File No.: PM37135 (Tentative Parcel Map)
APN: 321-020-014

Dear Ms. Bradford:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PM37135 (Tentative Parcel Map), a proposal to divide 7.05 acres located at 18410 Alder Avenue (on the northeast corner of Alder Avenue and Avenue C in the unincorporated Glen Valley area and Cajalco Zoning District) into four (4) one-acre lots, plus a three-acre remainder parcel.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,000 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,805 feet AMSL. Proposed pad elevations range from 1608 to 1635 feet AMSL. Therefore, review by the FAA OES was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

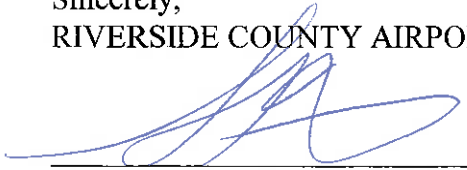
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

AIRPORT LAND USE COMMISSION

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of any homes thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

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

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

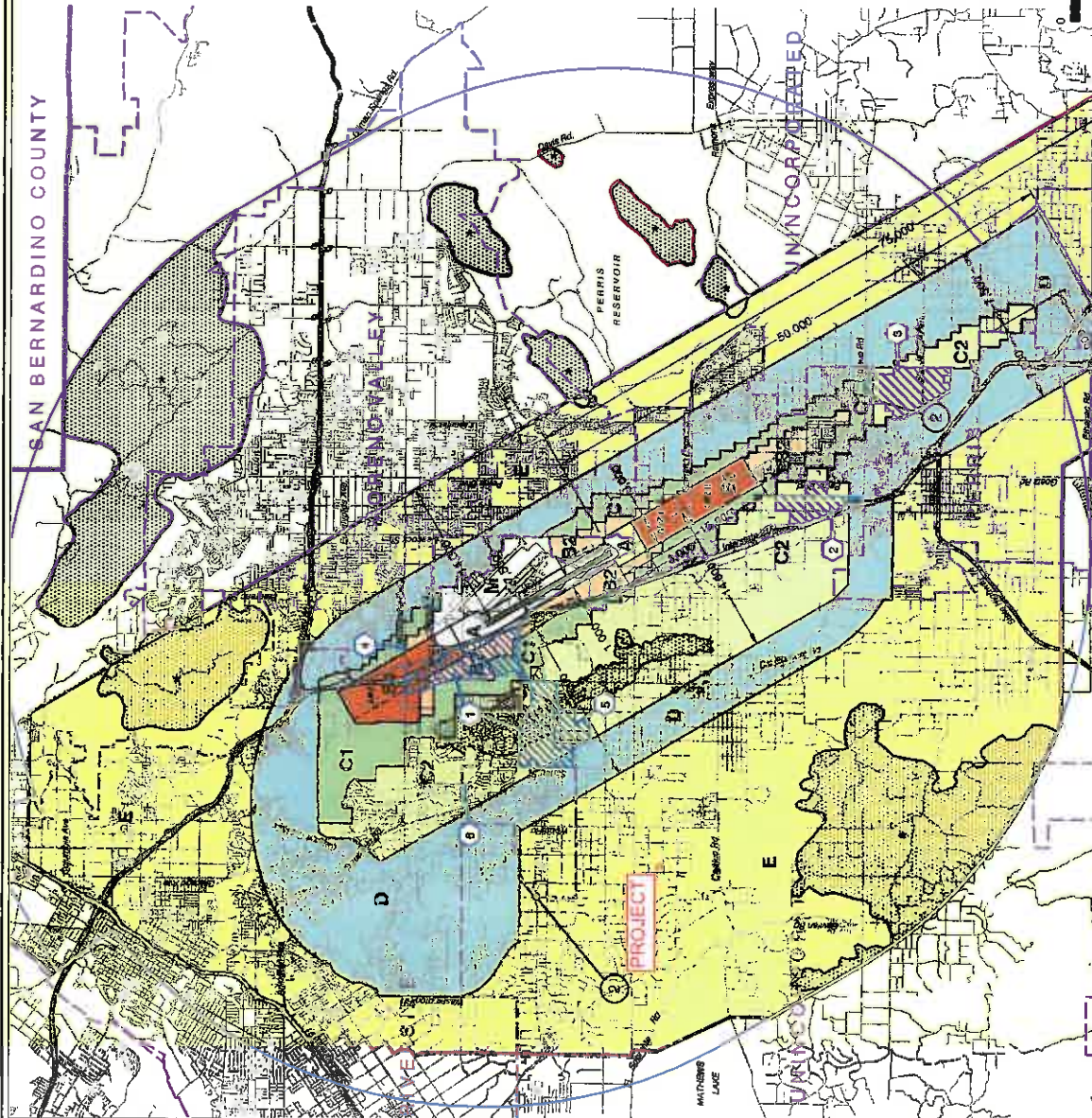
AIRPORT LAND USE COMMISSION

cc: Kal Farah, Redlands Consultants & Associates (applicant/representative)
Cliff & Christy Reidhead, Larry Ogilve & Joanne Anderson (property owners)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1282MA17\ZAP1282MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

Compatibility Zones

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

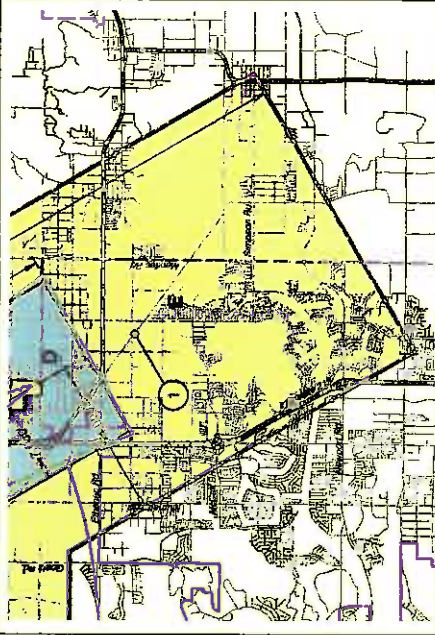
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,532 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

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

INSET



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

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



Base map source: County of Riverside 2013

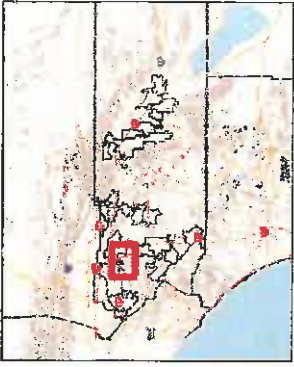
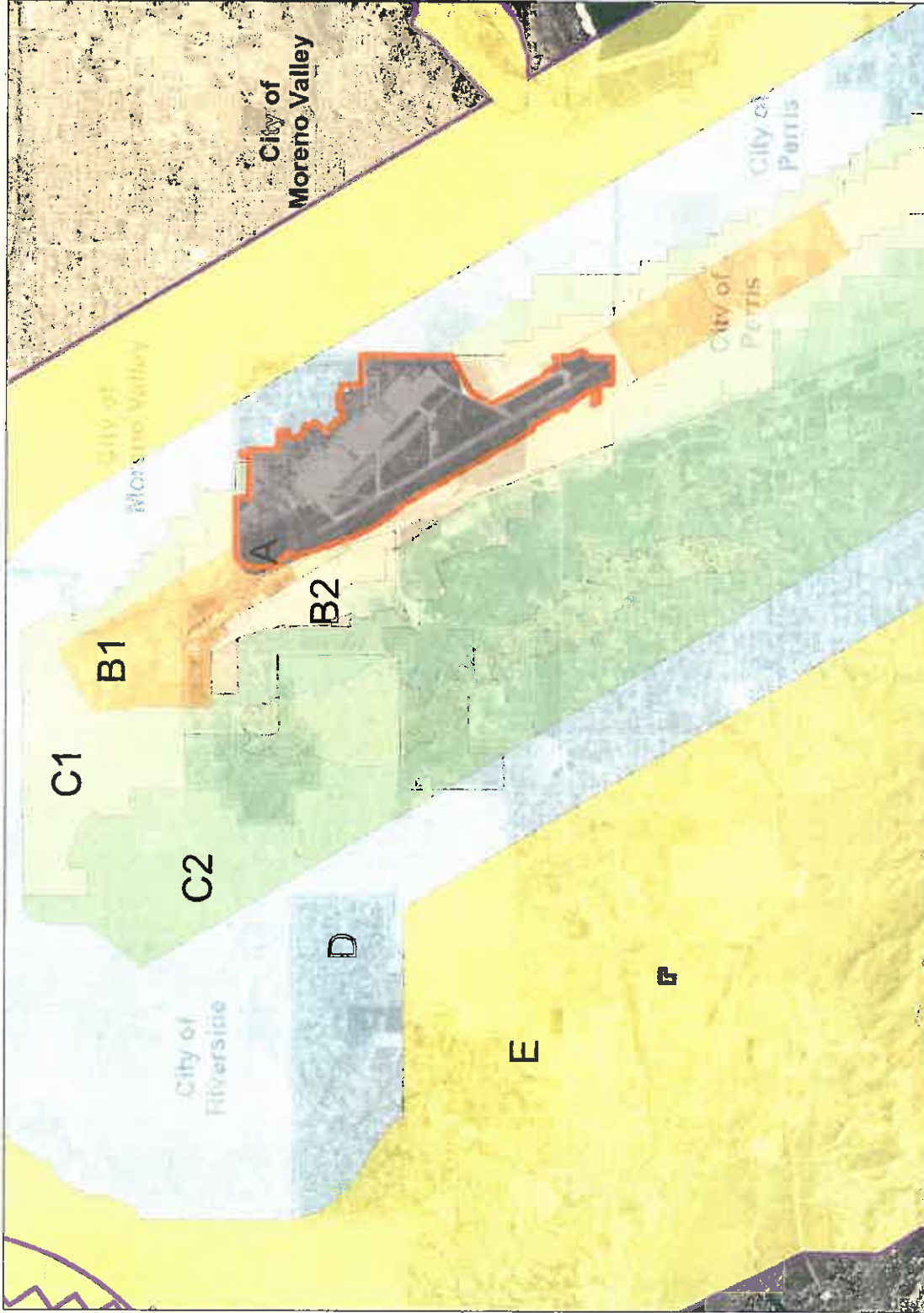
SEE INSET AT RIGHT

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

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

My Map




Legend

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

Notes

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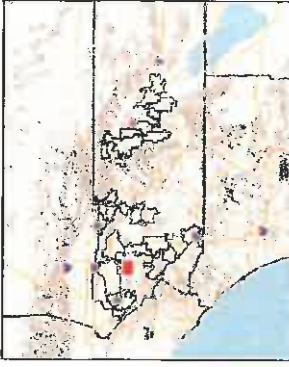
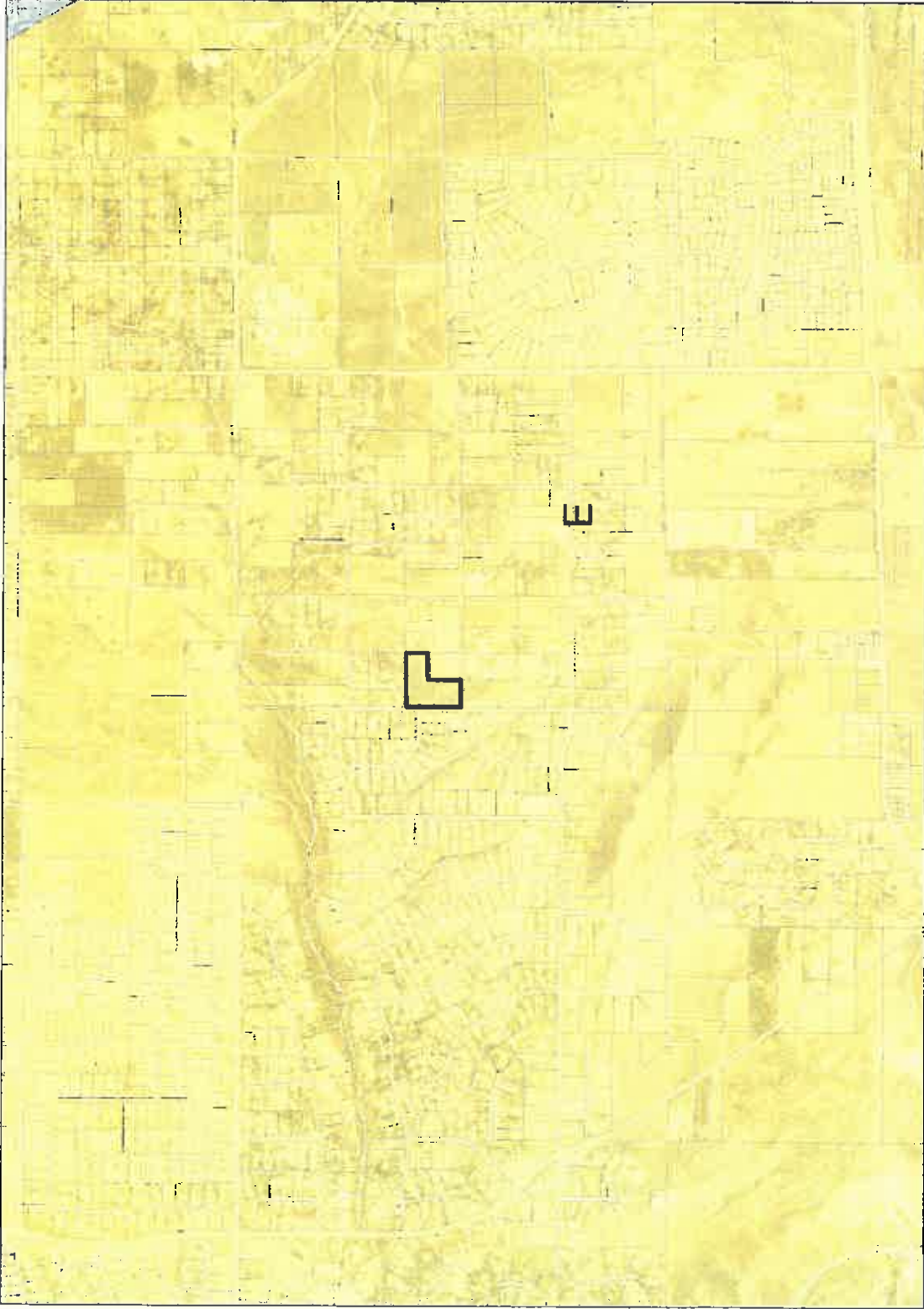
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My Map



Legend

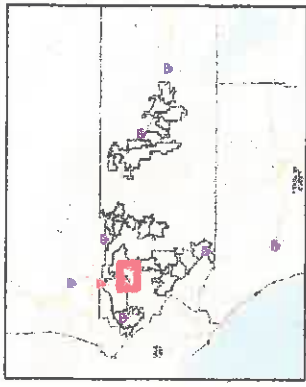
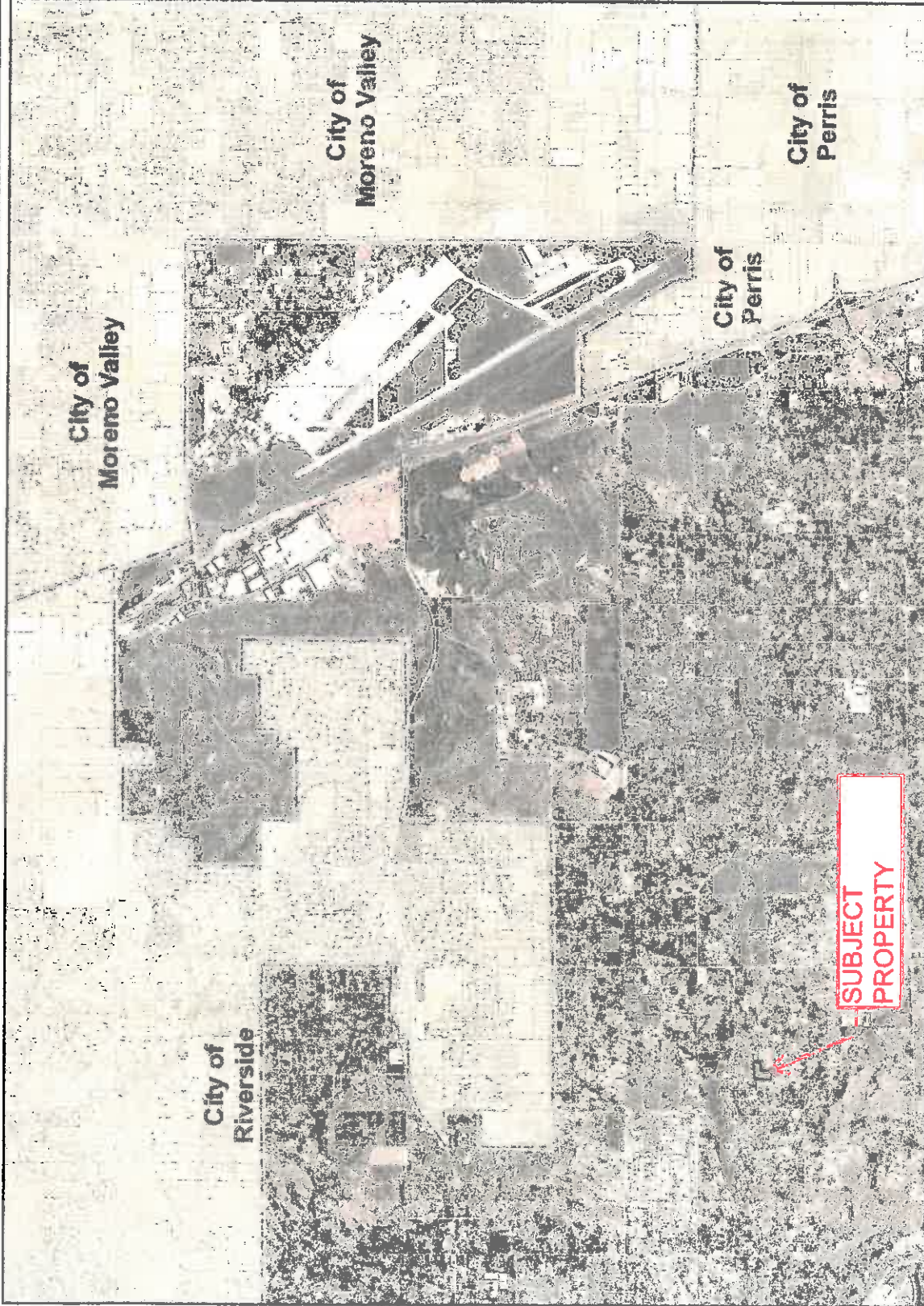
- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

Notes

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My Map



- Legend**
- City Boundaries
 - Cities

Notes

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



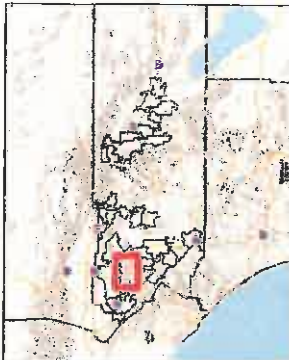
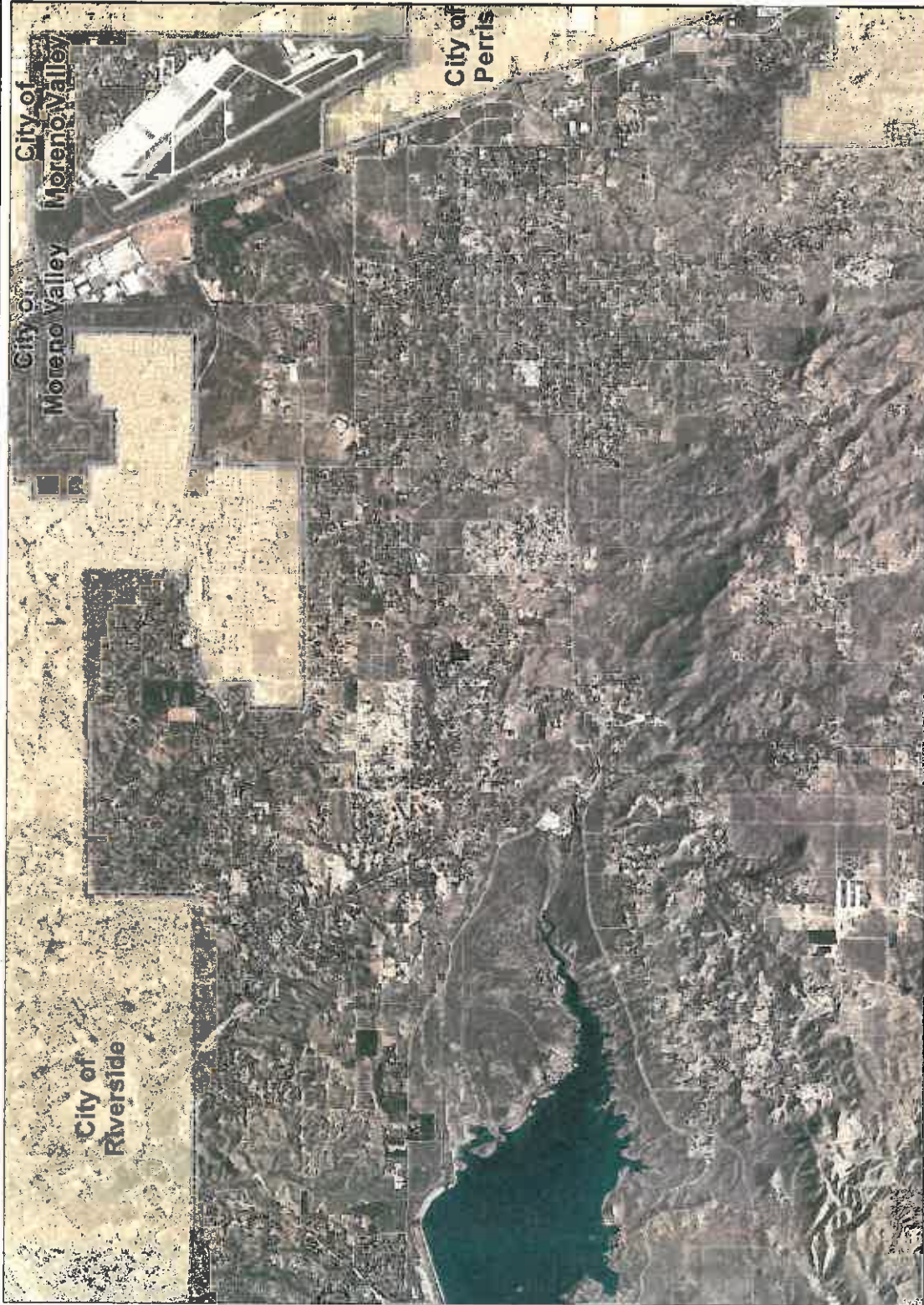
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My Map



Legend

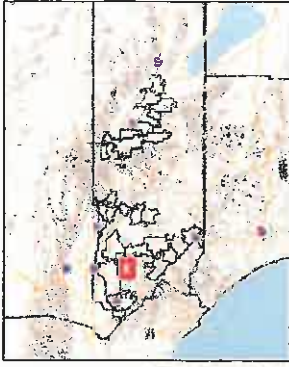
- City Boundaries
- Cities
- adjacent_highways
 - Interstate
 - Interstate 3
 - State Highways; 60
 - State Highways 3
 - US HWY
 - OUT
- highways_large
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - US-HWY
- counties
- cities

Notes

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0 9,221 18,441 Feet

My Map



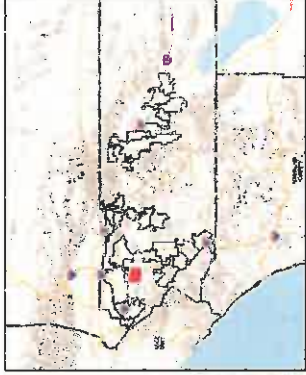
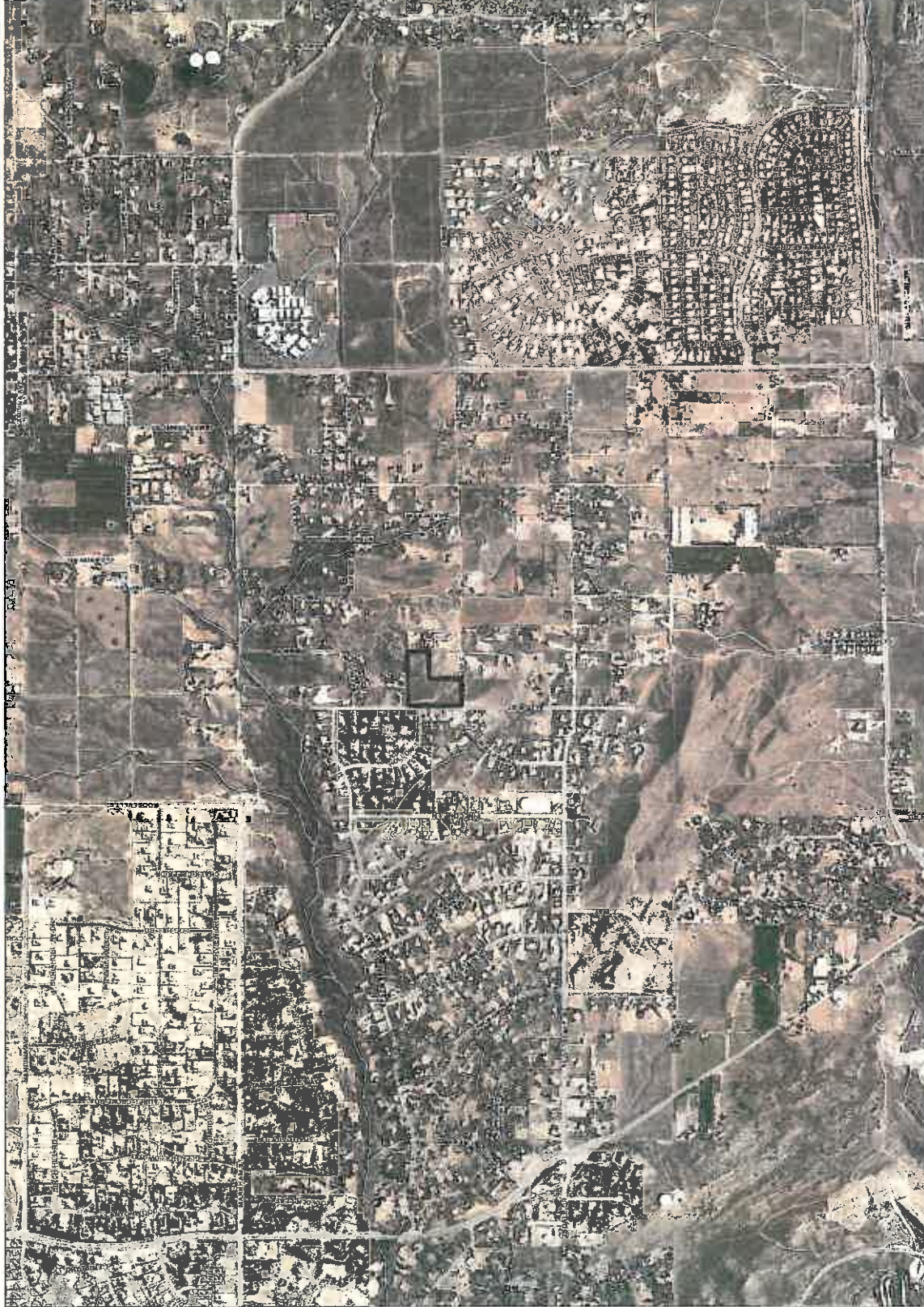
- Legend**
- City Boundaries
 - Cities
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - majorroads
 - counties
 - cities
 - hydrography/lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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My Map



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

Notes

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0 2,305 4,610 Feet



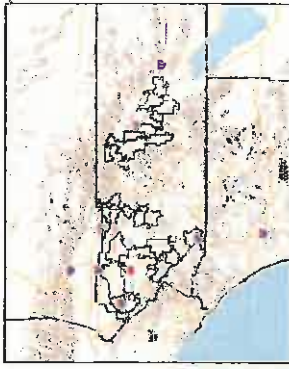
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My Map



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



Notes

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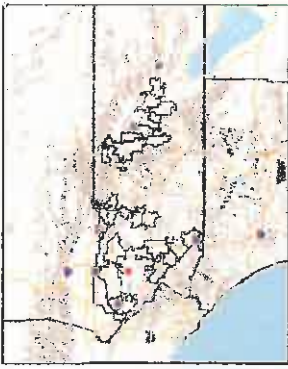
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My Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - no
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - lines
 - waterbodies
 - Lakes
 - Rivers

Notes

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576 Feet

288

0



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RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 37135 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: REDLANDS CONSULTANTS & ASSOCIATES E-Mail: RCA.K@LIVE.COM

Mailing Address: 621 S BUENA VISTA ST.

	<i>Street</i>	
<u>REDLANDS</u>	<u>CA</u>	<u>92373</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 440.9227 Fax No: (909) 271.3135

Engineer/Representative's Name: REDLANDS CONSULTANTS & ASSOCIATES E-Mail: RCA.K@LIVE.COM

Mailing Address: 621 S BUENA VISTA ST.

	<i>Street</i>	
<u>REDLANDS</u>	<u>CA</u>	<u>92373</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 440.9227 Fax No: (909) 271.3135

Property Owner's Name: CLIFF REIDHEAD & CHRISTY REIDHEAD E-Mail: creidhead@yahoo.com

Mailing Address: 16400 LONDON CT

	<i>Street</i>	
<u>RIVERSIDE</u>	<u>CA</u>	<u>92504</u>
<i>City</i>	<i>State</i>	<i>ZIP</i>

Daytime Phone No: (951) 544.6632 Fax No: (_____) _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

KAHLED FARAH, REDLANDS CONSULTANTS & ASSOCIATES

PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

owner

signature

Owner,

Signature

Cliff Reidhead,

Larry Ogilvie,

Christy Reidhead

JoAnne Anderson,

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 321-020-014

Section: 6

Township: 4S

Range: 4W

Approximate Gross Acreage: 7 AC

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of AVE. 'C', South of AVE. 'B', East of ALDER ST., West of BIRCH ST.

Thomas Brothers map, edition year, page number, and coordinates: PG 776, GRID B1 & C1

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDING THE EXISTING 7 AC PARCEL INTO 4 NEW 1 AC PARCELS AND A REMAINDER OF 3 AC.

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). N/A (Parcel Map, Zone Change, etc.)

EA No. (if known) N/A EIR 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: PERCOLATION REPORT

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Estimated amount of fill = cubic yards N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import _____ Export _____ Neither _____

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

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

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

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

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

Santa Ana River Santa Margarita River Whitewater River


APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

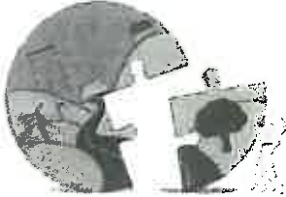
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

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

Owner/Representative (1) REDLAND CONSULTANTS  Date 6.15.2010

Owner/Representative (2) _____ Date _____

Received 3/8, 0




**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

**INDEMNIFICATION AGREEMENT REQUIRED FOR ALL
PROJECTS**

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.


Property Owner(s) Signature(s) and Date



Cliff R. Reidhead
PRINTED NAME of Property Owner(s)

Christy L. Reidhead

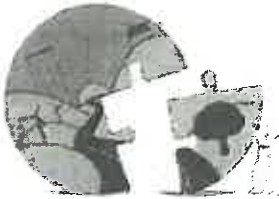
If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.



Property Owner(s) Signature(s) and Date



Larry Ogilvie

PRINTED NAME of Property Owner(s)

JoAnne Anderson

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
- ***If the property owner is a trust, provide a copy of the trust certificate.***

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 956-1811

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 12, 2018,

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

APN (s) or case numbers PM37135 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

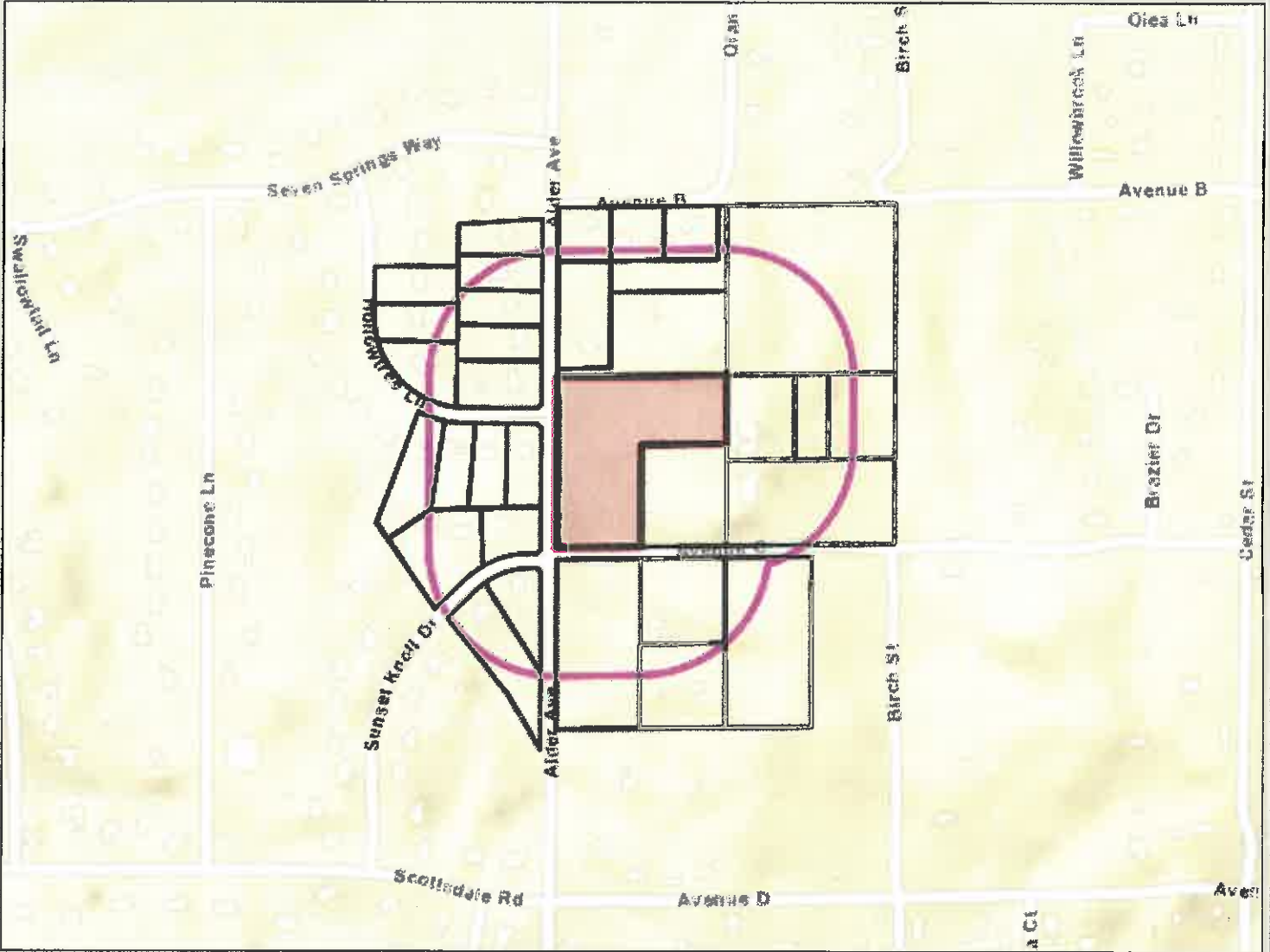
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502


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

Riverside County GIS

PM37135 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752



1,505 Feet

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

REPORT PRINTED ON...4/12/2018 8:04:04 AM

© Riverside County RCIT

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 37135 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15304(a) (Minor Alterations to Land) and Section 15315 (Minor Land Divisions) – EA42922 – Applicant: Cliff and Christy Reidhead – Engineer/Representative: Redlands Consultants and Associates – First Supervisorial District – Lake Mathews/Woodcrest – Cajalco Zoning District – General Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Zoning: Residential Agricultural (R-A-1) (1 Acre Minimum) – Location: Northerly of Avenue 'C', southerly of Avenue 'B', easterly of Alder Street, and westerly of Birch Street – 7 Acres – **REQUEST:** A Tentative Parcel Map for a Schedule "H" subdivision of a seven (7) acre lot into four (4) residential parcels, and one (1) remainder lot.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 11, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Deborah Bradford at (955) 951-6646 or email at dbradfor@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

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

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

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

285460041
STEVEN D HENDERSON
SARAH HENDERSON
18329 ALDER ST
RIVERSIDE CA. 92504

285460040
MARK SNYDER
LORI SNYDER
18357 ALDER ST
RIVERSIDE CA. 92504

285460036
DAVID M ROQUE
KATHY L ROQUE
18324 HOLLOWTREE LN
RIVERSIDE CA. 92504

285460039
SHAUN ESTES
DANIELLE ESTES
18385 ALDER ST
RIVERSIDE CA. 92504

285460037
MARK HEDGES
18352 HOLLOWTREE LN
RIVERSIDE CA. 92504

285460038
RODGER A MATTSON
NANCY MATTSON
18413 ALDER ST
RIVERSIDE CA. 92504

285460035
JAMES T MANUHU
JEANNE A MANUHU
18298 HOLLOWTREE LN
RIVERSIDE CA. 92504

285460042
KENNETH L WEBB
18301 ALDER ST
RIVERSIDE CA. 92504

321020013
JOANN METOYER
4511 1/2 COMPTON AVE
LOS ANGELES CA 90011

321020010
LILIA LARA
LUIS ALBERTO CRISANTOS
5181 WROXTON DR
RIVERSIDE CA 92504

321020009
DAVID JONATHAN HERNANDEZ
DEYBI ISABEL HERNANDEZ
18093 AVENUE B
PERRIS CA 92570

321020007
IRVIN CAMPBELL
11624 HUNNEWELL AVE
SYLMER CA 91342

321020011
JEFFREY R LOVELAND
LYNETTE R LOVELAND
18360 ALDER ST
PERRIS CA. 92570

321020017
SANE INTL CO INC
621 BUENA VISTA
REDLANDS CA 92373

321020016
ELIGIO SALDANA
18300 AVENUE C
PERRIS CA. 92570

321020015
BENJAMIN HURTADO
MARIA HURTADO
9882 ORANGEWOOD AVE
GARDEN GROVE CA 92841

321050003
ELIZABETH MARIE STEPHENSON
LUCY A TROUSAS
18275 AVENUE C
PERRIS CA. 92570

321020018
REVNER BROWN
MAXINE L GORDON
C/O C/O MAXINE L GORDON
1129 S LONGWOOD PL
LOS ANGELES CA 90019

321020012
JUAN C ELIZALDE
18380 ALDER ST
PERRIS CA. 92570

321020014
CLIFF REIDHEAD
CHRISTY REIDHEAD
LARRY OGILVIE

16400 LANDON
RIVERSIDE CA 92504

321050038
JOSE GARCIA
MARIA G GARCIA
C/O C/O JOSE GARCIA
18127 AVENUE C
PERRIS CA. 92570

321020019
RUBEN MONTELLANO
MARIA MONTELLANO
18320 AVENUE C
PERRIS CA. 92570

321050001
JANAN RAJU
231 E ALESSANDRO NO 187
RIVERSIDE CA 92508

321050037
JOSE GARCIA
MARIA G GARCIA
C/O C/O JOSE GARCIA
18127 AVENUE C
PERRIS CA 92570

321020008
MICHAEL DIETRICH
SHARLA DIETRICH
18057 AVENUE B ST
PERRIS CA. 92570

285460010
WENHAI YU
17508 SEVEN SPRINGS WAY
RIVERSIDE CA 92504

285460009
PATRICK A THOMPSON
MARTHA K THOMPSON
18507 SUNSET KNOLL DR
RIVERSIDE CA. 92504

285460001
ANANIANS M BERONICH
KELLIE ELIZABETH BERONICH
18525 ALDER ST
RIVERSIDE CA. 92504

285460002
JAMES M WATKINS
18520 SUNSET KNOLL DR
RIVERSIDE CA. 92504

285460011
DONALD G GRANT
DOREEN W GRANT
2219 ARROYO DR
RIVERSIDE CA 92506

285460013
DOUGLAS A FREY
JEAN MARIE FREY
18477 HOLLOWTREE LN
RIVERSIDE CA. 92504

285460014
MICHAEL L HINES
KATIE J HINES
18449 HOLLOWTREE LN
RIVERSIDE CA. 92504

285460012
RAMON AVALOS
BLANCA E AVALOS
18505 HOLLOWTREE LN
RIVERSIDE CA. 92504

Redlands Consultants and Associates
c/o Khaled Farah
621 S. Buena Vista Street
Redlands, CA 92373

Redlands Consultants and Associates
c/o Khaled Farah
621 S. Buena Vista Street
Redlands, CA 92373

JoAnne Anderson

Soboba Band of Luiseño Indians
c/o Joseph Ontiveros, Cultural Resource
Director
P.O. Box 487
San Jacinto, CA 92581

City of Riverside
Community & Economic Development
Department
3900 Main St., 3rd Floor
Riverside, CA 92522

Val Verde Unified School District
Atten: Facilities Department
975 West Morgan Street
Perris, CA 92571

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

Western Municipal Water Dist.
14205 Meridian Pkwy.
Riverside, CA 92518

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

JoAnne Anderson

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

City of Riverside
Community & Economic Development
Department
3900 Main St., 3rd Floor
Riverside, CA 92522

Cliff and Christy Reidhead
16400 Landon Court
Riverside, CA 92504

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

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

Larry Ogilvie

Soboba Band of Luiseño Indians
c/o Joseph Ontiveros, Cultural Resource
Director
P.O. Box 487
San Jacinto, CA 92581

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Val Verde Unified School District
Atten: Facilities Department
975 West Morgan Street
Perris, CA 92571

Cliff and Christy Reidhead
16400 Landon Court
Riverside, CA 92504

Western Municipal Water Dist.
14205 Meridian Pkwy.
Riverside, CA 92518

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PM37135

Project Location: north of Avenue C, south of Avenue B, east of Alder Street and west of Birch Street

Project Description: Tentative Parcel Map No. 37135 is a Schedule 'H' subdivision of a 7 acre parcel into four residential parcels and one remainder lot. APN 321-020-014.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Cliff and Christy Reidhead, 16400 Landon Court, Riverside, CA 92504

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15315)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project has been determined to be categorically exempt from CEQA, pursuant to the provisions under Section 15315 (Minor Land Divisions). Section 15315 allows for minor land divisions when the division of the property is located in an urbanized area, zoned for residential, industrial or commercial, comprised of 4 or fewer parcels, is in conformance with the General Plan and zoning, does not require an exemption or variance, access and services are available, the parcel was not involved in a division of a larger parcel within the previous 2 years and the parcel does not have an average slope greater than 20%. The proposed project meets these requirements.

Deborah Bradford (951) 955-6646
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. 42922 ZCFG No. 6293 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1607317

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: REDLANDS CONSULTANTS AND ASS \$50.00
paid by: CK 699
paid towards: CFG06293 CALIF FISH & GAME: DOC FEE
EA42922
at parcel #:
appl type: CFG3

By _____ Jun 22, 2016 17:03
MGARDNER posting date Jun 22, 2016

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

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

Additional info at www.rctlma.org



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

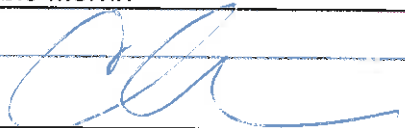
Agenda Item No.

3.4

Director's Hearing: June 11, 2018

PROPOSED PROJECT

Case Number(s):	PM37206	Applicant(s):	
CEQA Exempt	Section 15315		Joseph Kincaid
Area Plan:	Lake Mathews/Woodcrest	Representative(s):	
Zoning Area/District:	Lake Mathews District		Debbie Melvin
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		
Project APN(s):	136-350-008		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Tentative Parcel Map No. 37206 is a Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. The project is located northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions Exemption) based on the findings and conclusions in the staff report; and,

APPROVE TENTATIVE PARCEL MAP NO. 37206, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR)

Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses:	
North:	Low Density Residential (LDR)
East:	Low Density Residential (LDR)
South:	Low Density Residential (LDR)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Residential Agricultural (R-A)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications:	
North:	Residential Agricultural (R-A)
East:	Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Residential Agricultural (R-A)
Existing Use:	Residential
Surrounding Uses:	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.12 gross acres	Min. lot size of 20,000 sq.ft.
Existing Building Area (SQFT):	2,038 sq.ft.	N/A
Proposed Minimum Lot Size:	0.51 acres	Min. lot size of 20,000 sq.ft.
Total Proposed Number of Lots:	2	N/A
Map Schedule:	Schedule "G"	

Located Within:

City's Sphere of Influence:	Yes – City of Riverside
Community Service Area ("CSA"):	Yes – CSA 132 & 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes
Subsidence Area:	No

Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed subdivision is located within the Lake Mathews/Woodcrest Area Plan with the land use designation of Community Development: Low Density Residential, which allows for lot sizes at a minimum of 0.5 acres. This Schedule "G" subdivision proposes two (2) residential lots with a minimum lot size of 0.51 acres, which is consistent with the General Plan land use designation as shown in the Lake Mathews/Woodcrest Area Plan. There is no grading proposed at this time. The project site is surrounded by properties that are designated as Community Development: Low Density Residential (0.5 ac min.) and zoned as Residential Agriculture (R-A) which suggests neighborhood compatibility.

During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on July 26, 2017. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

Tentative Parcel Map No. 37206 was submitted to the County of Riverside on July 11, 2017.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

This proposed project is exempt from California Environmental Quality Act (CEQA) review pursuant to State CEQA Guidelines, Section 15315, as the project has been determined to be categorically exempt from CEQA, as set forth per Section 15315 (Minor Land Divisions) of the State CEQA Guidelines. Section 15315 is a Class 15 exemption which requires that the division of property be in an urbanized area zoned for residential, commercial or industrial uses, into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions would be required, all services and access to the proposed parcels are consistent with local standards and are available, the parcel has not been involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The proposed subdivision is a lot split on a parcel that has a zoning classification of Residential Agricultural (R-A) and is currently developed with one single-family residence located on Parcel 1 of the proposed subdivision. The subdivision will create two legal parcels which will meet the Residential Agricultural (R-A) development standards of Ordinance No. 348 and allowable land uses as noted in the Community Development: Low Density Residential (CD:LDR) land use designation in the Lake Mathews/Woodcrest Area Plan. There is no grading proposed at this time. The proposed project is consistent with the General Plan and Ordinance No. 348. No variances or exceptions would be required. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. The topography of the project site and surrounding area is flat. In regards to being located within an "urbanized" area, State CEQA Guidelines Section 15387 provides that the Lead agency is to determine whether a particular area meets the criteria of "urbanization" by examining the area or by referring to a map prepared by the U.S. Bureau of Census designating the area as "urbanized". Section 15387 further provides that urbanized areas include areas having a population density of at least 1,000 persons per square mile that are adjacent to a city or group of contiguous cities with a population of 50,000 or more. The City of Riverside is located approximately 0.06 miles to the north and has a population of 324,722 people and the City of Corona located approximately 1.81 miles southwest has a population of 166,785 people. As stated above, the project site is located in a developed area and is surrounded by residentially zoned property. Staff has determined that the proposed subdivision meets the requirements of Section 15315, as well as, the definition of urbanized area.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Low Density Residential (LDR).

The project site has a Zoning Classification of Residential Agricultural (R-A), which provides for the development of detached single-family residential dwelling units, allows a density range from 2 dwelling units per acre to 1 unit dwelling unit per acre, and allows for a minimum lot size of ½ acre. This is

consistent with the Riverside County General Plan Land Use Designation of Low Density Residential calls for residential uses on larger lots.

Entitlement Findings:

Parcel Map No. 37206 is a Schedule "G" subdivision map that proposes to subdivide 1.12 acres into two (2) residential lots. The findings required to approve Parcel Map No. 37206, pursuant to Riverside County Ordinance No. 460, are as follows:

1. This land division is consistent with the Riverside County General Plan because the project is consistent with General Plan Principle IV.A.6. Principle IV.A.6 states "existing communities should be revitalized through development of under-used, vacant, redevelopment and/or in-fill sites within existing urbanized areas". The proposed subdivision facilitates this principle by establishing a development with a higher density that meets the community goals and needs by maintaining the neighborhood character and adhering to the land use designation and zoning of the immediate area, Low Density Residential and Residential Agricultural. In addition, the project is consistent with land use designation of Low Density Residential, as specified in the Lake Mathews/Woodcrest Area plan, as the proposed project provides for the development of detached single-family residential dwelling units and allows a density range from 2 dwelling units per acre to 1 unit dwelling unit per acre, which allows for a minimum lot size of ½ acre.
2. The site of the proposed land division is physically suitable for the type of development because the development standards for lot size and setbacks are met, the topography of the project site is flat and existing roads and infrastructure services are accessible.
3. The site of the proposed land division is physically suitable for the proposed density of development because the size and shape of both proposed lots are consistent with the General Plan land use designation of Community Development: Low Density Residential (CD:LDR) and meet the minimum criteria of 0.5 acres per lot. The proposed project will result in an overall density of 2 dwellings per 1 acre and will not result in an increase in density than what is permissible per the General Plan.
4. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed project is deemed exempt from CEQA per Section 15315 (Minor Land Divisions) and has no direct impact on the natural environment as the surrounding area is already developed.
5. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the proposed subdivision does not drastically increase volume of traffic into and out of neighborhood. In addition, air quality is not likely to substantially change due to development.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "G" Map per Section 10.12 of Ordinance 460.
 - a. Streets – per Transportation Department condition, no additional street improvements are required on Old Fashion Way due to already existing street improvements.
 - b. Domestic Water – WMWD already providing water to site

- c. Fire Protection – fire hydrant located within 400 feet of property.
 - d. Sewage Disposal – sewage already existing on-site.
 - e. Electrical and Communication Facilities – no electrical or communication facilities are required as part of a Schedule “G” parcel map.
7. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because the subdivision does not include specific plans for the ultimate development of the property or construction.
 8. The parcels shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site’s Zoning Classification of Residential Agriculture (R-A), which requires a minimum lot size of 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet.

Development Standards Findings:

Per Section 6.52 of Ordinance No. 348, the minimum lot size shall be no less than 20,000 square feet, with a minimum width of 100 feet and a minimum depth of 150 feet. This project meets those standards as the square footage of either parcel is no less than 22,321 square feet, the width of Parcel 1 is approximately 129-feet and Parcel 2 is 100-feet, and the depth for Parcel 1 is approximately 200-feet and Parcel 2 is 215-feet.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the **CITY OF RIVERSIDE** Sphere of Influence. As such, it is required to conform to the County’s Memorandum of Understanding (“MOU”) with that city. This project conforms to the MOU. This project was provided to **CITY OF RIVERSIDE** for review and comment on August 17, 2017. Comments were received from the City of Riverside on August 28, 2017, regarding the existing water service to the proposed subdivision. The comment referenced that the existing water service and meter fronts the proposed Parcel 2 of the project, therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1 per the Riverside Public Utilities Department (RPU). In addition, the City of Riverside requested the following conditions of approval for the subdivision; 1. Prior to map recordation, the applicant shall pay all applicable water fees to establish water service to Parcel 1, and 2. prior to water service activation, the applicant shall install a backflow preventer on all water services. These recommended conditions of approval have been added to this tentative parcel map.
3. The project site is not located within an Airport Influence Area (“AIA”) boundary and is therefore not subject to the Airport Land Use Commission (“ALUC”) review.
4. During the initial review stage of this project, it was anticipated that a Negative Declaration pursuant to CEQA would be prepared. As a result, and pursuant to AB 52, notices regarding this project were sent to all requesting Tribes on July 26, 2017. AB 52 provides for a 30-day period in which all noticed Tribes may request consultation regarding the proposed project. During that 30-day period it was determined that the project was exempt from CEQA based on Section 15315 of the State CEQA

Guidelines. If a project is exempt from CEQA, AB52 consultation is not required. Additionally, no tribe requested consultation.

5. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

The project site is not located within a Cal Fire State Responsibility Area ("SRA") and is also not located within a hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls in support or opposition of the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37206
VICINITY/POLICY AREAS

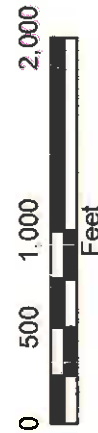
Supervisor: Jeffries
 District 1

Date Drawn: 12/01/2017
 Vicinity Map



Author: Vinnie Nguyen

Zoning Dist: Lake Mathews



DISCLAIMER: On October 7, 2003, the City of Riverside adopted a new General Plan. This plan is subject to the California Statewide General Plan Act and the California Statewide General Plan Act. For more information, please contact the Riverside County Planning Department at (951) 955-3000 (Western County) or in the County of Orange at (714) 834-1000 (Eastern County) or visit <http://www.riversideca.gov>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37206

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 12/01/2017
Exhibit 1



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

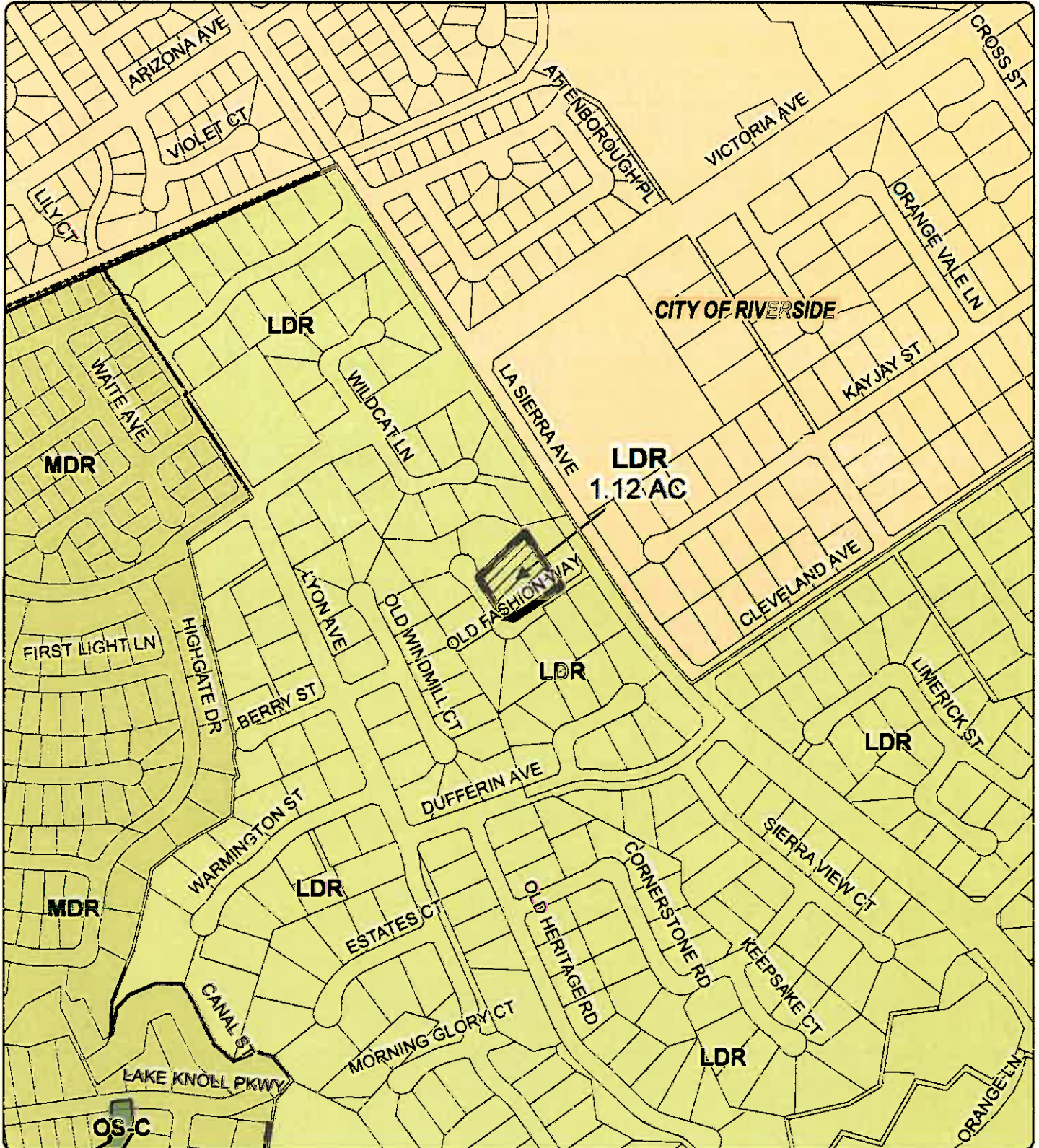
RIVERSIDE COUNTY PLANNING DEPARTMENT

PM37206

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 12/01/2017
Exhibit 2



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



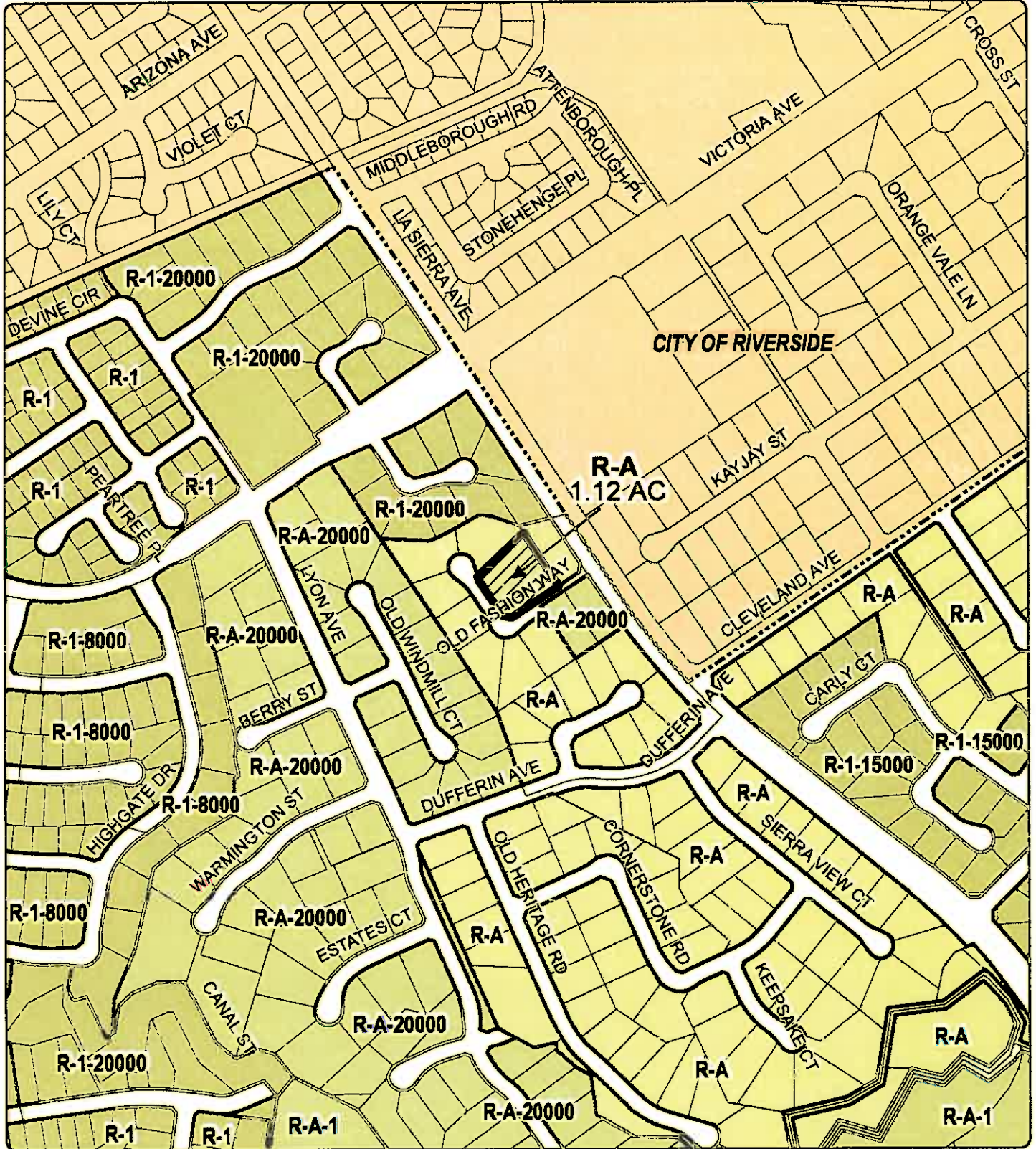
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)958-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riversidecounty.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PM37206

Supervisor: Jeffries
 District 1

Date Drawn: 12/01/2017
 Exhibit 2

EXISTING ZONING



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://www.co.riverside.ca.gov>

TENTATIVE PARCEL MAP #37206

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

11135 OLD FASHION WAY, RIVERSIDE, CA 92503

OCTOBER 19, 2017

OWNER & APPLICANT:
 ADELPHI WALK ANCHOR
 WINDWARD DEVELOPMENT, INC.
 11135 OLD FASHION WAY
 RIVERSIDE, CA 92503
 (951) 946-2810

PLAN PREPARER:
 BRUCE J. HANCOCK
 CIVIL ENGINEER
 11135 OLD FASHION WAY
 RIVERSIDE, CA 92503
 (951) 946-2810

PROPERTY INFORMATION:
 LEGAL DESCRIPTION:
 A SUBDIVISION OF LOT 8 OF TRACT 2086 AS
 SHOWN & SUBDIVISION OF BOOK 242, PAGE 77 OF
 THE PUBLIC RECORDS OF THE COUNTY OF RIVERSIDE,
 AND CERTIFICATE OF CORRECTION THEREON,
 RECORDED OCTOBER 27, 1965 AS INSTRUMENT NO.
 100000 IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY,
 CALIFORNIA, TOWNSHIP SECTION 25.

GENERAL NOTES:
 1. NOT LOCATED IN A SPOT'S PLAN
 CITY OF RIVERSIDE
 MAP SHEET NO. 1
 COMMUNITY AREA PLAN
 NAME: MATTHEW WOODBET
 CITY OF RIVERSIDE
 5700 DEL MAR
 PARCEL 1 IS OCCUPIED AND STRUCTURE
 NOT LOCATED IN A FAULT ZONE
 THOMAS BROTHERS BOOK AND PAGE
 PAGE 744 PAGE 6-3 AND 6-4
 THIS PROPERTY SHOWS THE ENTIRE CONTIGUOUS
 PROPERTY

UTILITY PURVEYORS:
 WATER: PRIVATE SEPTIC SYSTEM
 GAS: SOUTHERN CALIFORNIA Edison
 THE GAS COMPANY
 TRASH SERVICES: CH2M
 SCHOOL DISTRICT: ALYSON UNITED SCHOOL DISTRICT
 NOTE: ALL UTILITY LINES ARE SHOWN FROM THE EXISTING
 RECORDS AND ARE NOT TO BE CONSIDERED AS THE
 ACCURATE LOCATION OF THE UTILITY LINES.

COMMENTS:
 THIS PARCEL MAP SHOWS THE ENTIRE
 CONTIGUOUS COMPOSITION OF THE LAND DIVIDED.

APN 136-860-028
 LOT 6 AND 8, TR. NO. 20812
 SINGLE FAMILY HOME
 ZONING: R-A
 LAND USE: LDR

APN 136-860-004
 LOT 4, TR. NO. 20812
 SINGLE FAMILY HOME
 ZONING: R-A
 LAND USE: LDR

APN 136-860-003
 LOT 3, TR. NO. 20812
 VACANT LAND
 ZONING: R-A
 LAND USE: LDR

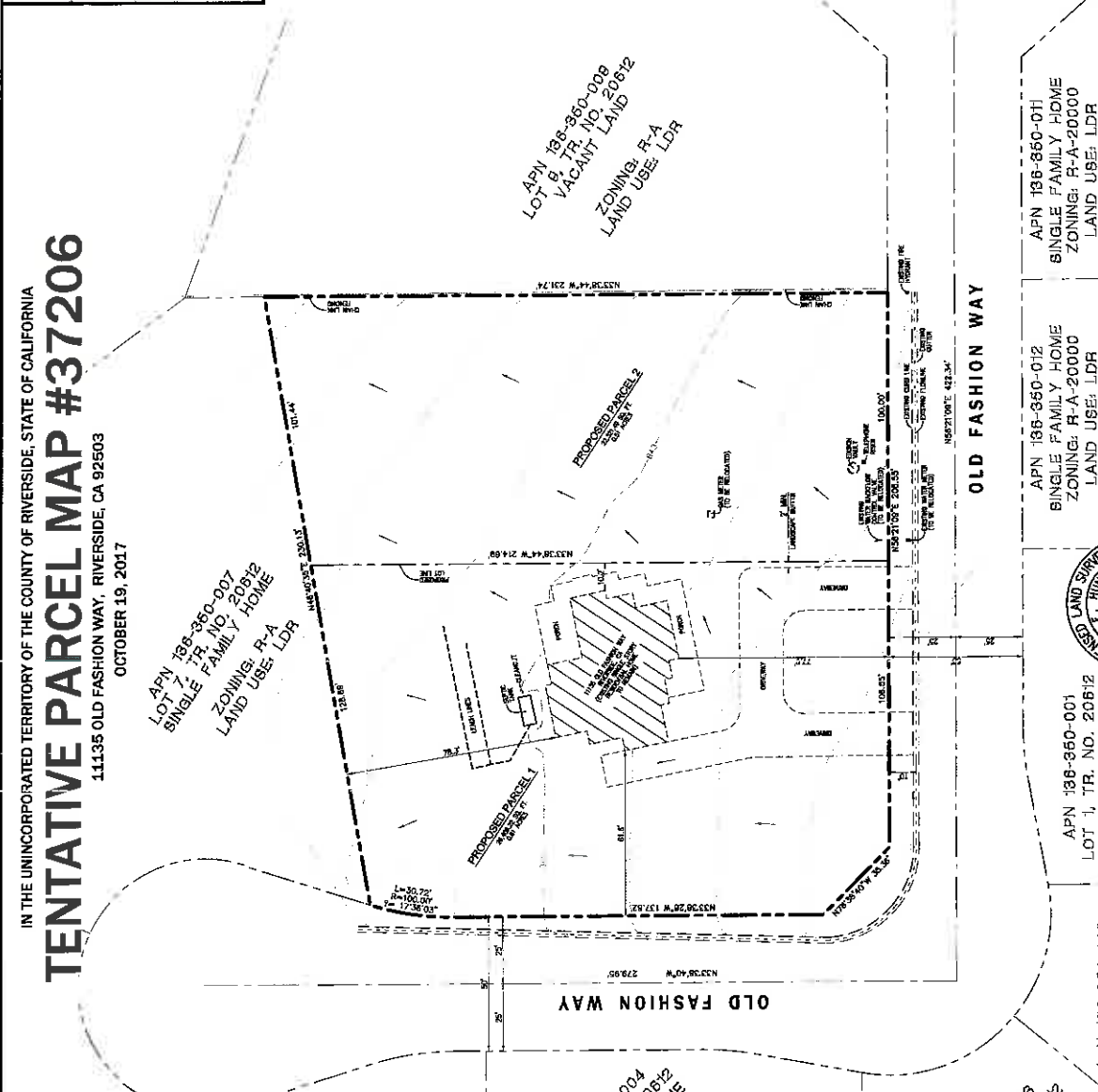
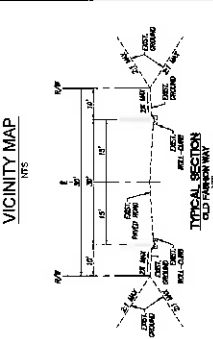
APN 136-860-002
 LOT 2, TR. NO. 20812
 VACANT LAND
 ZONING: R-A
 LAND USE: LDR

APN 136-860-001
 LOT 1, TR. NO. 20812
 SINGLE FAMILY HOME
 ZONING: R-A
 LAND USE: LDR

APN 136-860-012
 SINGLE FAMILY HOME
 ZONING: R-A-20000
 LAND USE: LDR

APN 136-860-011
 SINGLE FAMILY HOME
 ZONING: R-A-20000
 LAND USE: LDR

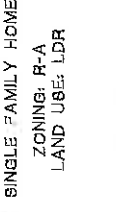
APN 136-860-009
 VACANT LAND
 ZONING: R-A
 LAND USE: LDR



REVISION	DATE	DESCRIPTION	BY	DATE
1	OCT 19, 2017	REVISED		

COUNTY OF RIVERSIDE
 TENTATIVE PARCEL MAP #37206
 11135 OLD FASHION WAY, RIVERSIDE, CA 92503
 APN: 136-860-008

PROJECT NAME:
 11-001- RINCHAD
 COUNTY OF RIVERSIDE
 PROJECT
 TRN NO. 37206
 SHEET 1 OF 1



APN 136-860-012
 SINGLE FAMILY HOME
 ZONING: R-A-20000
 LAND USE: LDR

APN 136-860-011
 SINGLE FAMILY HOME
 ZONING: R-A-20000
 LAND USE: LDR



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



05/30/18, 1:09 pm

PM37206

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37206. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 **AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan, PM37206, and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 **AND - Project Description & Operational Limits**

The proposed project is a Schedule "G" Tentative Parcel Map to subdivide 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres.

Advisory Notification. 3 **AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards

Advisory Notification. 4 **AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED Tentative Parcel Map No. 37206, Exhibit A (Site Plan), dated October 19, 2017.

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 859 (Water Efficient Landscape Requirements)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

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

E Health. 2 0010-E Health-USE - OWTS FOR WASTEWATER

If sewer is not available to the site, then an OWTS can be used for waste water disposal. A soils percolation report dated February 28, 2017 was submitted to Environmental Health with information collected that may be suitable for for structure, for parcel 2.

In order for clearances to be provided during the building permit process, the applicant must go through the permitting process with this Department for the construction of an OWTS. The project will be subject to any applicable costs and current regulation at the time of submittal.

E Health. 3 0010-E Health-USE - WMWD WATER SERVICE

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3 0010-E Health-USE - WMWD WATER SERVICE (cont.)
PM37206 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

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

Fire

Fire. 1 0010-Fire-MAP* -#16-HYDRANT/SPACING

Prior to building permit issuance, provide or show there exists a water system that meets the required fire flow in accordance with the California Fire Code and Riverside County Fire Department requirements. Fire hydrants shall be spaced in accordance with the California Fire Code.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37206 is a proposal for a Schedule "G" subdivision of 1.12 acres into two (2) parcels for residential use in the La Sierra area. The site is located on Old Fashion Way approximately 300 feet west of La Sierra Avenue. There is an existing house on Parcel 1.

The site is subject to nuisance nature local runoff. However, a storm of unusual magnitude may cause some damage. New construction should comply with all applicable ordinances.

The site is located within the bounds of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$4,147 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

Planning

Planning. 1 90 Days to Protest

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 90 Days to Protest (cont.)
on this project as a result of the approval or conditional approval of this project.

Planning. 2 General – Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 3 General – Ceased Operations

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.

Planning. 4 General – Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 5 General – Hold Harmless

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 PM37206 or its associated environmental documentation; 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 PM37206, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 General – Hold Harmless (cont.)
cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 6 General – Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 7 General – Review Fees

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and 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.

Planning. 8 General – Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 General – Unanticipated Resources (cont.)

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2 (cont.)
 Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Old Fashion Way since adequate right-of-way exists, per MB 242/72-74.

Transportation. 5 0010-Transportation-MAP - NO ADD'L ROAD IMPRVMENTS

No additional road improvements will be required at this time along Old Fashion Way due to existing improvements.

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration.

All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 7 0010-Transportation-MAP - TS/EXEMPT

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - HAZARDOUS MATERIALS

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

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES (cont.)

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

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

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

Plan: PM37206

Parcel: 136350008

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP ADP FEES Not Satisfied

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

NOTICE OF DRAINAGE FEES

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

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

050 - Flood. 2 0050-Flood-MAP SUBMIT ECS & FINAL MAP Not Satisfied

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

Planning

050 - Planning. 1 Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

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

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

050 - Planning. 2 Water Fees Not Satisfied

Per the City of Riverside's Public Utilities Department (RPU); once subdivided, the existing water service and meter will front Parcel 2 of PM37206. Therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1.

Prior to map recordation, the applicant shall pay all applicable water fees to establish water service to Parcel 1.

Please contact the City of Riverside's Public Utilities Department (RPU) - Water at (951) 826-5285 for any questions regarding water service.

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

Plan: PM37206

Parcel: 136350008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS (cont.) Not Satisfied

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

060 - BS-Grade. 2 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 3 0060-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) site plan for comparison the grading plan.

060 - BS-Grade. 4 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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

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

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

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

060 - BS-Grade. 5 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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

060 - BS-Grade. 6 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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

060 - BS-Grade. 7 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 8 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

Flood

Plan: PM37206

Parcel: 136350008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

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

Otherwise, please submit required grading plan to the:
Transportation Department, Plan Check Section
4080 Lemon Street, 8th Floor
Riverside, CA 92502

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT PLANS Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her

Plan: PM37206

Parcel: 136350008

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied
certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

Fire

080 - Fire. 1 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.

Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

Riverside Office 951-955-4777

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map (PM) 37206 is located within the limits of the Southwest Riverside Area Drainage Plan for which drainage fees have been adopted.

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

Planning

080 - Planning. 1 School Mitigation Not Satisfied

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

Transportation

080 - Transportation. 1 0080-Transportation-MAP - SUBMIT PLANS Not Satisfied

This condition applies if a grading permit is not required.

Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), on two CD copies, if the development of the parcel meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit a WQMP and associated plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

Waste Resources

Plan: PM37206

Parcel: 136350008

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - IF WQMP REQUIRED Not Satisfied

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

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

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

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

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRADE INSP Not Satisfied

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

1. Precise grade inspection.

i. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes

2. Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3 Precise Grade Approval Not Satisfied

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

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

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil

Plan: PM37206

Parcel: 136350008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 Precise Grade Approval (cont.) Not Satisfied
Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1 Backflow Preventer to be Installed Not Satisfied
Per the City of Riverside's Public Utilities Department (RPU); once subdivided, the existing water service and meter will front Parcel 2 of PM37206. Therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1.
Prior to water service activation, the applicant shall install a backflow preventer on all water services.
Please contact the City of Riverside's Public Utilities Department (RPU) - Water at (951) 826-5285 for any questions regarding water service.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WQMP COMPLETION Not Satisfied
If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 2 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied
Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 26, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Southern California Edison Co. (SCE)

Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
County Service Area No. 132, The
Orchards/Lake Mathews
Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Southern California Gas Co.

Riverside Sphere of Influence
Alvord Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

TENTATIVE PARCEL MAP NO. 37206, - EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – 1st Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, Southerly of Victoria Avenue, Easterly of Old Fashion Way, and Westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: R-A (Residential Agricultural) – REQUEST: Schedule “G” Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. – APNs: 136-350-008 – BBID: 557-992-449 UPROJ: PM37206.

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC Internal Review on August 17, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> by clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Any questions or comments regarding this project should be directed to Arturo Ortuno, Project Planner at (951) 955-0314, or e-mail at AOrtuno@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE (“DAC”)
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: November 21, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division
P.D. Geology Section
Southern California Edison Co. (SCE)

P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
County Service Area No. 132 c/o EDA
Board of Supervisors - Supervisor: 1st District-
Jeffries
Planning Commissioner: 1st District- Shaffer
Southern California Gas Co.

Riverside Sphere of Influence
Alvord Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

TENTATIVE PARCEL MAP NO. 37206, - EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – 1st Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD:LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, Southerly of Victoria Avenue, Easterly of Old Fashion Way, and Westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: R-A (Residential Agricultural) – REQUEST: Schedule “G” Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres. – APNs: 136-350-008 – BBID: 557-992-449, UPROJ: PM37206

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **DAC internal review on December 14, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Gabriel Villalobos, Project Planner at (951) 955-6184, or e-mail at gvillalo@rivco.org / MAILSTOP #: 1070

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

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



August 14, 2017

Riverside County Planning Department
Arturo Ortuno, Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

TENTATIVE PARCEL MAP 37206, EA43041

In response to your Initial Case Transmittal dated July 26, 2017, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Applicable Sewer Connection Fees must be paid prior to the installation of any sewer services.
2. Proposed facilities for sewer service must be designed by a Registered Civil Engineer, and reviewed and approved by Western. Deposit for Plan Check must be received prior to plan check and Deposit for Inspection must be received prior to approval of the plans.
3. Western has an existing 8" sewer pipeline in La Sierra Avenue for service connection to the proposed project.
4. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of sewer plan layout to Western before formal submittal of Sewer Improvement Plans.
5. Preliminary sewer plans shall show the following items:
 - a. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, manholes, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
 - b. Delineate all easements within project boundaries.
 - c. Delineate all proposed and existing lots, streets, and storm drains.
 - d. Delineate all proposed sewer facilities within project boundaries. Include pipeline diameters and type of material.
6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, developer shall make a deposit for plan checking services for Sewer Improvement Plans.
7. Sewer Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/Standard-Specifications-Drawings>

8. Developer to submit grading plans for Western's review and approval before grading permit is issued.
9. Sewer Improvement Plans shall not be approved until all items mentioned above are received and approved by Western.
10. The developer is responsible for installing, paying all costs and obtaining an encroachment permit from the local jurisdiction having authority over installation of sewer facilities including laterals in the public right-of-way. If the customer chooses to cross private property then the customer is responsible to obtain private easements from adjacent property owners.
11. For sewer service by Western, the developer must comply with the "Standard Conditions," and all applicable Rules, Regulations, and General Policies of Western at the time of construction.
12. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



THOMAS W. THORNTON
Principal Engineer

TWT:tm

Enclosure: Transmittal (copy)



August 30, 2017

Riverside County Planning Department
Attn: Arturo Ortuno
PO Box 1409
Riverside, CA. 92502-1409

Subject: Case No. TPM 37206

APN: 136-350-008

BBID: 557-992-449

Location: Northerly of Old Fashion Way, Southerly of Victoria Avenue, Easterly of Old Fashion Way, and Westerly of La Sierra Avenue

Mr. Ortuno:

Upon review of the referenced project location, we determined that the project is located outside of EMWD's service area.

Please forward public notifications to the appropriate agency having jurisdiction in the project area.

If you have questions or concerns, please do not hesitate to contact me at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,

Maroun El-Hage, M.S., P.E.
Senior Civil Engineer
New Business Department
Eastern Municipal Water District

MEH:vps

Attachment

Riverside County Planning Department – Riverside
PO Box 1409
Riverside, CA 92502-1409

September 1, 2017

Attention: Land Development Committee

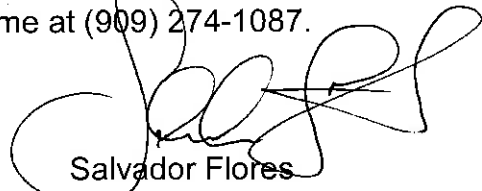
Subject: Tentative Parcel Map 37206 (APN: 136-350-008)

Please be advised that the division of the property shown Tentative Parcel Map 37206 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores
Title and Real Estate Services
Real Properties

Ortuno, Arturo

From: Thomson, Heather
Sent: Wednesday, September 06, 2017 2:35 PM
To: Erica Martinez; Destiny Colucho; Joseph Ontiveros; JValdez@soboba-nsn.gov; Ebru Ozdil - Pechanga (eozdil@pechanga-nsn.gov); Planning Intern; Ray Huaute
Cc: Ortuno, Arturo
Subject: PM37206

Follow Up Flag: Follow up
Flag Status: Flagged

Hello-

AB52 notification for this project was sent to you on July 27, 2017. This email is to inform you that the above referenced project will be categorically exempt from CEQA per Section 15315, Class 15, Minor Land Divisions exemption. The project meets both General Plan, Zoning Ordinance, and development standards. The proposed subdivision is a lot split on a parcel that is zoned residential with an existing single family residence. The subdivision will create two legal parcels which will meet the Residential Agricultural (R-A) Development Standards of Zoning Ordinance No. 348 and allowable land uses as noted in the Community Development: Low Density Residential (CD-LDR) Land Use Designation in the Lake Mathews/Woodcrest Area Plan. The project site has not been involved in a land division within the previous 2 years. All services and access are currently available to the proposed project site. Lastly, the topography of the project site and surrounding area is flat. Because the project is CEQA exempt, AB52 is not applicable. We apologize for any inconvenience. Thank you for taking the time to assist us in preserving our collective cultural heritage.

If you have any further questions, please feel free to contact me.

Heather Thomson

Ortuno, Arturo

From: Seibert, Luke <LSeibert@riversideca.gov>
Sent: Monday, August 28, 2017 9:13 AM
To: Ortuno, Arturo
Cc: Darnell, Doug; Eastman, Jay; Bates, Matthew
Subject: Comments regarding TPM No. 37206, EA43041

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Ortuno,

Apologies for the lateness of this response, and thank you for providing the City of Riverside the opportunity to review and comment on Tentative Map No. 37206, EA43041, a proposed 2-lot parcel map located on Old Fashion Way in the County of Riverside. Please note that the project site is located within the City of Riverside's Southern Sphere of Influence area (Proposed Annexation Area J) and that Riverside Public Utilities Department (RPU) provides water service to the property being subdivided. As such, RPU's Water Division has the following comments and requests the following conditions:

Comment:

Once subdivided, the existing water service and meter will front Parcel 2 of TPM 37206. Therefore, the existing water service and meter will remain and serve Parcel 2 and a new water service and meter shall be requested and installed to serve Parcel 1.

Please contact RPU – Water at 951-826-5285 for any questions regarding water service.

Additionally, RPU – Water requests the following conditions of approval for the subdivision:

1. Prior to Map Recordation, the applicant shall pay all applicable water fees to establish water service to Parcel 1.
2. Prior to Water Service Activation, the applicant shall install a backflow preventer on all water services.

Thank you for the opportunity to review and provide feedback regarding TPM No.37206.



Luke Seibert

Associate Planner

City of Riverside | Planning Division

3900 Main Street | Third Floor | Riverside, CA 92522

Tel: 951.826.5617 | fax: 951.826.5981

Lseibert@riversideca.gov



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

TENTATIVE MAP PRELIMINARY CLEARANCE
(SAN-53)

DATE: 6/15/17 PARCELS/LOTS: 2
TRACT/PARCEL MAP #: 37206 ZONING: _____
APN: 136-350-008 MAP SCHEDULE: _____

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- THE City of Riverside Public Utilities WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED 10/28/16
- ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE _____ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.
(SCHEDULE C, D, E, F, G)
- INDIVIDUAL WELL(S) _____

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO _____ SEWER SYSTEM AS PER LETTER DATED _____
- ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, 17-13037 DATED 2/28/17 HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: _____

Existing well on parcel 2 must be destroyed properly under permit with this Department and must be kept secure until destruction. Existing pool on lot 2 must be kept free from harborage of vectors.

A Phase I Environmental Site Assessment (ESA) study may be required. Based on the Information provided from the Phase I ESA, a Phase II ESA may be required. Written clearance from the Industrial Hygiene (IH) program shall be required. Please note that a noise study may be required at the discretion of IH. Please contact IH at (951)955-8980.

Christina Quintero
ENVIRONMENTAL HEALTH SPECIALIST

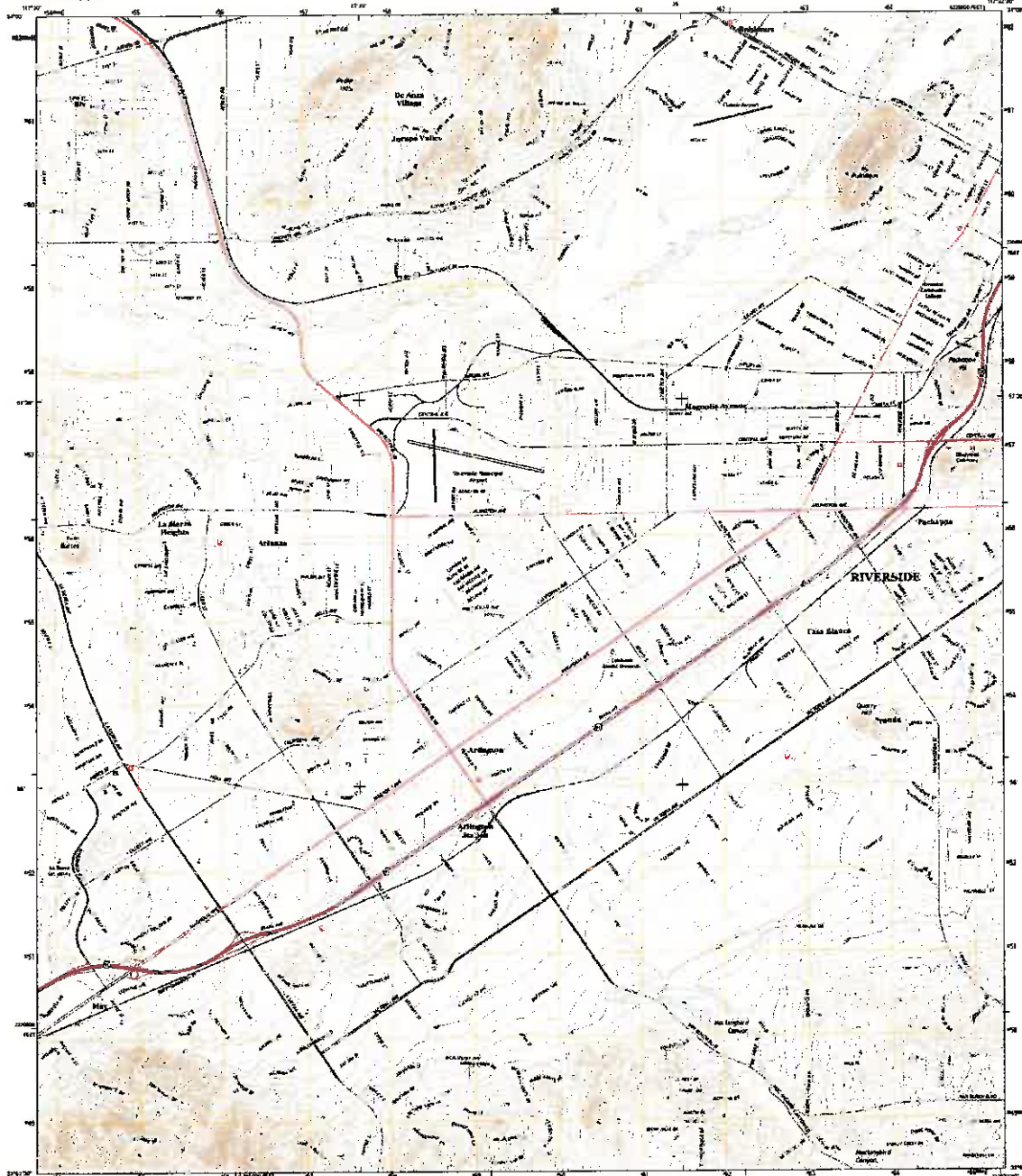
Received by: debbie@acdy.net



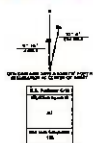
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



RIVERSIDE WEST QUADRANGLE
CALIFORNIA-RIVERSIDE CO.
7.5-MINUTE SERIES



Produced by the United States Geological Survey
with data from the National Map Accuracy Act of 1966
and the National Map Accuracy Act of 1982
as amended. The National Map Accuracy Act of 1982
is intended to provide a standard for the accuracy of
topographic maps. The accuracy of the data used in
this map is based on the accuracy of the data used in
the original map. The accuracy of the data used in
this map is based on the accuracy of the data used in
the original map.



1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
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7	7	7	7
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9	9	9	9
10	10	10	10

ROAD CLASSIFICATION

- Interstate
- State
- County
- Local
- Other
- Unimproved
- Trail
- Other

ROAD CLASSIFICATION

- Interstate
- State
- County
- Local
- Other
- Unimproved
- Trail
- Other

RIVERSIDE WEST, CA
3016





Si CC007173

PM: 206

RIVERSIDE COUNTY EA 43041
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE

Original Case No. Parcel map 37206

REVISED MAP

Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Joseph Kincaid

Contact Person: Joseph Kincaid E-Mail: joee@kincaiddevelopment.com

Mailing Address: 17404 Dauby Court
Riverside Ca Street 92508
City State ZIP

Daytime Phone No: (909) 816-2815 Fax No: () _____

Engineer/Representative Name: Bruce Hunsaker / Hunsaker Land Surveying

Contact Person: _____ E-Mail: bruce@hunsakerls.com

Mailing Address: P.O. Box 4359
Costa Mesa Ca Street 92628
City State ZIP

Daytime Phone No: (949) 243-4645 Fax No: () _____

Property Owner Name: Joseph Kincaid

Contact Person: Joseph Kincaid E-Mail: joee@kincaiddevelopment.com

Mailing Address: 17404 Dauby Ct Riverside Ca 92508

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Riverside ^{Street} Ca 92503
City State ZIP

Daytime Phone No: (909) 816-2815 Fax No: () _____

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the subdivision type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Joe Kincaid
PRINTED NAME OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 136-350-008
Approximate Gross Acreage: 1.12 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Old Fashion Way, South of Victoria, East of Old fashion way, West of La Sierra.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: 0.5
Number of existing lots: 1 Number of proposed developable lots: 2
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: 2 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). Tr 20612 (Lot 8)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide signed copy(ies): _____

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- [Santa Ana River/San Jacinto Valley](#)
- [Santa Margarita River](#)
- [Whitewater River](#)

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.	Pm 37206	
Project Name:	Kincaid Property	
Project Location:	county of Riverside / La Sierra	
Project Description:	2 parcels - 1 existing home	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New development that create 10,000 square feet or more of impervious surface (collectively over the entire project site) including commercial and industrial projects and residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.); mixed use and public projects (excluding Permittee road projects). This category includes development on public and private land, which fall under the planning and building authority of the Co-permittees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into Environmentally Sensitive Areas (ESAs). "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary parking or storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DETERMINATION: Check the box for the appropriate determination.		

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Joseph Kincaid

Address: 11135 Old Fashion Way Riverside Ca 92503

Phone number: 909 816 2815

Address of site (street name and number if available, and ZIP Code): 11135 Old Fashion Way

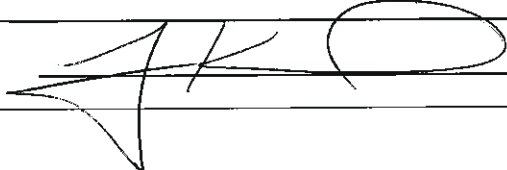
Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 136-350-008

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

Regulatory Identification number: _____

Date of list: _____

Applicant:  Date 3/22/17

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Joseph W Kincaid hereafter "Applicant" and Joseph W Kincaid "Property Owner".

Description of application/permit use:

Tentative Parcel Map 37206

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 136-350-008

Property Location or Address:

11135 Old fashioned Way

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Joseph W Kincaid

Phone No.: 909 816 2815

Firm Name: _____

Email: _____

Address: 17404 Dauby Ct
Riverside Ca 92508

3. APPLICANT INFORMATION:

Applicant Name: Joseph W Kincaid

Phone No.: 909 816 2815

Firm Name: _____

Email: _____

Address (if different from property owner)

Same

4. SIGNATURES:

Signature of Applicant: Joe Kincaid Date: 7-6-17
Print Name and Title: _____

Signature of Property Owner: Joe Kincaid Date: 7-6-17
Print Name and Title: _____

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s)#: _____

Set #: _____ Application Date: _____



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Date Submitted: 8/12/17
~~8/12/17~~

Supervisorial District: 1st

Enter ALL Application Numbers assigned for project in County of Riverside Planning Department:

Application Number(s):	Date Filed:	Application Number(s):	Date Filed:
<u>Pm 37206</u>	<u>7/11/17</u>		

Assessor Parcel Number(s):

136 - 350 - 008

The property is owned by:

- Sole Ownership
- Sole Proprietorship
- Partnership
- Limited Liability Company (LLC)
- Corporation
- Trust

The property is leased by (if any): _____

The Lessee is the applicant: Yes No

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

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Provide the following documentation:

- A Preliminary Title Report issued by a title company licensed to business in the State of California dated less than 30 days prior to the date of submittal of this application.
- Documentation proving who has authority to sign the agreement, such as:
 - If Limited Liability Company: Please provide the Operating Agreement;
 - If Corporation: Please provide Articles of Incorporation and corporate resolution re: authority to execute agreements on behalf of the corporation;
 - If Partnership: Please provide either an LP1 or LP5 document, filed with the Secretary of State, and partnership agreement;
 - If Trust: Please provide a certified abstract of the trust.
 - For out of State legal entities, please provide document showing registration with the California Secretary of State.

Property Owner Name: Joseph W Kincaid
Contact Person: Debbie Melum E-Mail: debbie@acdy.net
Mailing Address: 16895 Evening Star
Riverside Ca 92504
City State ZIP
Daytime Phone No: (951) 818 5914 Fax No: ()

Lessee/Applicant Name: _____
Contact Person: _____ E-Mail: _____
Mailing Address: _____
Street

City State ZIP
Daytime Phone No: () _____ Fax No: () _____

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

Additional Parties to be notified:

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Name: _____

Contact Person: _____ E-Mail: _____

Mailing Address: _____
Street

City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

NOTES:

- 1) Applications must include all of the information requested information and documents.
- 2) Incomplete applications will not be accepted.
- 3) Additional information may be required after the initial application submittal and County review.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1082 Indemnification Agreement Information.docx
Created: 8/28/2015 Revised: 12/21/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Joseph W. Kincaid and Amy L. Kincaid ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 136-350-008 ("PROPERTY"); and,

WHEREAS, on July 11, 2017, PROPERTY OWNER filed an application for Parcel Map No. 37206 ("PROJECT"); and,

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

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

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

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

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

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

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

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

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

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

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

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

PROPERTY OWNER:
Joseph & Amy Kincaid
16895 Evening Star
Riverside, CA 92506

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

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

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

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

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

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

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

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

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

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

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

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

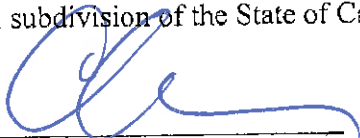
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

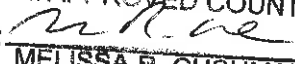
18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

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

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

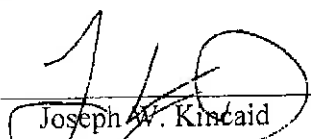
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

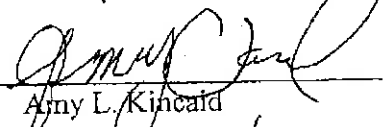
FORM APPROVED COUNTY COUNSEL
BY:  3/7/18
MELISSA R. CUSHMAN DATE

Dated: 3/12/18

PROPERTY OWNER:
Joseph W. Kincaid and Amy L. Kincaid

By: 
Joseph W. Kincaid

Dated: 2/21/18

By: 
Amy L. Kincaid

Dated: 2/21/18

NOTICE OF PUBLIC HEARING

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

TENTATIVE PARCEL MAP NO. 37206 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315 (Class 15, Minor Land Divisions) – EA43041 – Applicant: Joseph Kincaid – Engineer/Representative: Hunsaker Land Surveying – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan – Zoning: Community Development: Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Old Fashion Way, southerly of Victoria Avenue, easterly of Old Fashion Way, and westerly of La Sierra Avenue – 1.12 Gross Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** Schedule “G” Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **JUNE 11, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org, go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 30, 2017,

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

APN (s) or case numbers PM37206 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PM37206 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 376 752 Feet

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

REPORT PRINTED ON... 11/30/2017 2:04:45 PM

© Riverside County RCIT

136350008
JOSEPH W KINCAID
AMY L KINCAID
17404 DAUBY ST
RIVERSIDE CA 92508

136350010
WIRT A SHELLMAN
6018 ANDALUSIA AVE
RIVERSIDE CA 92509

136350003
TON T LE
16868 HIDDEN TRAILS LN
RIVERSIDE CA 92503

136350014
SAMIHA O ZAGHLOUL
SUZI ZAGHLOUL
C/O NO 104 162
3380 LA SIERRA AVE
RIVERSIDE CA 92503

136171013
LINDA MARIE AMMERAAL
11066 KAYJAY ST
RIVERSIDE CA. 92503

136360006
ARMANDO GARZA
CONNIE GARZA
2557 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350023
DAVINDER SINGH TALWAR
BALJINDER KAUR
11169 TRADITIONS CT
RIVERSIDE CA. 92503

136360007
GENOVEVA IBARRA
2581 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360015
HUAN N TRAN
NGUYET NGUYEN
3856 HOGAN DR
YORBA LINDA CA 92886

136360005
MICHAEL BEN MORIMOTO
FRANCES SANDRA MORIMOTO
2533 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360016
SAM T WARD
DOROTHY M WARD
2586 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360013
NEIL ANTHONY DEANDRADE
DENISE ALLISON DEANDRADE
2658 OLD WINDMILL CT
RIVERSIDE CA. 92503

136181002
FRANKLIN D GBENEDIO
ELSIE R GBENEDIO
2640 WILDCAT LN
RIVERSIDE CA. 92503

136171017
JAVIER RAMIREZ
11081 KAYJAY ST
RIVERSIDE CA. 92503

136181005
STEPHEN CARL POLLITT
2570 WILDCAT LN
RIVERSIDE CA. 92503

136360022
KEOHANE MEGAN LIVING TRUST
C/O C/O MEGAN KEOHANE
11280 VICTORIA AVE
RIVERSIDE CA. 92503

136171018
WISSAM S FANGARY
ANGELA FANGARY
11067 KAYJAY ST
RIVERSIDE CA. 92503

136181008
MANUEL ALBERT RODRIGUEZ
SUSAN LESLIE RODRIGUEZ
2551 WILDCAT LN
RIVERSIDE CA. 92503

136181010
SCOTT CHRISTEN
CINDY CHRISTEN
2591 WILDCAT LN
RIVERSIDE CA. 92503

136181009
ERIC PETERSON
ROSE PETERSON
2571 WILDCAT LN
RIVERSIDE CA. 92503

136181007
BILL S TOLTON
LORRI L TOLTON
2531 WILDCAT LN
RIVERSIDE CA. 92503

136181004
JAY BADGLEY
NANCY A BADGLEY
2590 WILDCAT LN
RIVERSIDE CA. 92503

136350007
KYLE HULL
LAURA HULL
11130 OLD FASHION WAY
RIVERSIDE CA 92503

136171014
BRIAN H MENDOZA
INDIRA MENDOZA
11080 KAYJAY ST
RIVERSIDE CA. 92503

136181003
JONATHAN L CONTEH
2620 WILDCAT LN
RIVERSIDE CA. 92503

136360009
ARTURO TORRES SEGOVIA
VIOLETA SANTOS SEGOVIA
2629 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350021
JAVIER FUENTES
11149 TRADITIONS CT
RIVERSIDE CA. 92503

136350025
TIMOTHY M CLEMENTE
11168 OLD FASHION WAY
RIVERSIDE CA 92503

136350012
ROUSE BETTY L REV INTERVIVOS TR
C/O C/O BRUCE ANDERSON
3641 FARNHAM PL
RIVERSIDE CA 92503

136350026
PAUL PRIMERANO
KELLY PRIMERANO
11172 OLD FASHION WAY
RIVERSIDE CA. 92503

136360004
MARTIN E SCHLUSSELBERG
2509 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360003
GARY L MCGOVERN
LORRAINE C MCGOVERN
2485 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350002
SCOTT C FULKERSON
LORRAINE A FULKERSON
3380 LA SIERRA AVE 104223
RIVERSIDE CA 92503

136350018
ANDREW MAJOR SMITH
JOYCELYN ETTA SMITH
11119 TRADITIONS CT
RIVERSIDE CA. 92503

136350001
DAVID M BLEVINS
KRISTIE R BLEVINS
11130 OLD FASHION WAY
RIVERSIDE CA. 92503

136220016
LA SIERRA VICTORA DEV
19215 WILD MUSTANG CT
APPLE VALLEY CA 92307

136171002
LIVIA C DESOUZA
11079 CLEVELAND AVE
RIVERSIDE CA. 92503

136360002
BECHTEL B & A FAMILY LIVING TRUST
2461 OLD WINDMILL CT
RIVERSIDE CA. 92503

136360017
CHAD W HARMON
JOANNE HARMON
2538 OLD WINDMILL CT
RIVERSIDE CA. 92503

136171001
INOCENCIO PENARANDA
MERCEDES PENARANDA
11093 CLEVELAND AVE
RIVERSIDE CA. 92503

136360008
QUANYANG LIU
2605 OLD WINDMILL CT
RIVERSIDE CA. 92503

136181001
MANUEL S GARCIA
LUZ M GARCIA
2660 WILDCAT LN
RIVERSIDE CA. 92503

136181006
CHERYL K WILLIAMS
2550 WILDCAT LN
RIVERSIDE CA. 92503

136350019
JAMES THOMAS WRIGHT
MARIA OLGA WRIGHT
11129 TRADITIONS CT
RIVERSIDE CA. 92503

136350020
DUNG N LE
THUY TRINH CHAU
11139 TRADITIONS CT
RIVERSIDE CA. 92503

136350022
WALTER R JENKINS
LAURIE D JENKINS
11159 TRADITIONS CT
RIVERSIDE CA. 92503

136360018
MARGARITA MENDOZA
2514 OLD WINDMILL CT
RIVERSIDE CA. 92503

136171015
ARTURO ADONAISE MONTOYA
11094 KAYJAY ST
RIVERSIDE CA. 92503

136360010
TAO JIN
HAIHONG XU
2653 OLD WINDMILL CT
RIVERSIDE CA. 92503

136350017
O SUK KIM
11114 TRADITIONS CT
RIVERSIDE CA. 92503

136350009
JASON R SHBAITA
1840 MADERA CIR
CORONA CA 92879

136350004
JIMMY J BULLARD
HEATHER M BULLARD
11160 OLD FASHION WAY
RIVERSIDE CA. 92503

136360014
BANK OF NEW YORK MELLON
C/O C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

136171016
TRAM NGOC LE
11095 KAYJAY ST
RIVERSIDE CA. 92503

136350011
EDDY WASOWSKI
PAMELA WASOWSKI
11110 OLD FASHION WAY
RIVERSIDE CA. 92503

Applicant:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508

Non-County Agencies:

City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Applicant:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508

City of Riverside
3900 Main Street, 3rd Floor
Riverside, CA 92522

Engineer:

Hunsaker Land Surveying
P.O. Box 4359
Costa Mesa, CA 92628

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Engineer:

Hunsaker Land Surveying
P.O. Box 4359
Costa Mesa, CA 92628

Owner:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508

Owner:

Joseph Kincaid
17404 Dauby Ct
Riverside, CA 92508



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

Project Title/Case No.: PM37206/EA43041

Project Location: North of Old Fashion Way, South of Victoria Avenue, East of Old Fashion Way, West of La Sierra Avenue

Project Description: Schedule "G" Subdivision of 1.12 gross acres into two (2) residential lots with a minimum lot size of 0.5 acres

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Joseph Kincaid, 17404 Dauby Ct, Riverside, CA 92508

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15315)
- Statutory Exemption (_____)
- Other: _____

Reasons why project is exempt: The proposed project was found to be exempt from CEQA under Section 15315, Class 15 – Minor Land Divisions. To be exempt under this Section, the proposed subdivision must be for 4 or fewer parcels in conformance with the General Plan and zoning, located in an urbanized area as determined by the Lead Agency, residentially zoned, with no variances or exceptions, with all required services and access available to the property and up to local standards, with no previous land division of a larger parcel within the last 2 years, and the parcel does not have an average slope of greater than 20%. Planning staff determined that the proposed subdivision met these requirements.

Gabriel Villalobos 951-955-6184
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. 43041 ZCFG No. 6414 - County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06414)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Joseph and Amy Kincaid

**County of Riverside
Trans. & Land Management Agency**



1704 Dauby Ct
Riverside, Ca 92508

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06414	07/11/2017	07/11/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06414	0452 - CF&G TRUST: RECORD FEES	\$50.00
11135 Old Fashion Way Riverside,		SUB TOTAL \$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211