



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

SEPTEMBER 10, 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 **PLOT PLAN NO. 26224 – Intent to Adopt a Mitigated Negative Declaration** – EA43007 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a contractor's storage yard for the sole use of storing material. The project will not have any structures, but will provide 8 foot perimeter fencing for screening materials. The project is a 4.42 acre parcel that will store equipment for the contractor's storage yard, located westerly of El Toro Cutoff and northerly of Mermack Avenue. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.

3.2 **PLOT PLAN NO. 180042 – Exempt from the California Environmental Quality Act (CEQA)**, Section 15303 (New Construction or Conversion of Small Structures) – Applicant: David Johnson – Owners: David and Teresa Johnson – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Highway 74, easterly of Olive Street, southerly of Santa Rosa Mine Road, and westerly of Piedras Road – 2 Gross Acres – Zoning: Residential Agricultural (R-A-2) – **REQUEST:** The Plot Plan proposes to establish a Class I Dog Kennel (5 to 10 Dogs). The project site includes an approximate 2-acre parcel with existing rail/chain link fencing and a containment fence around the perimeter of the property. Two (2) existing 10 x 10 dog kennels are installed adjacent to the existing home and each kennel will be enclosed by a 6-foot tall chain link fence. Project Planner: Bahelila Boothe at (951) 955-8703 or email at bboothe@rivco.org.

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

NONE

5.0 PUBLIC COMMENTS:



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: September 10, 2018

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 26224	Applicant(s):	Brent Engineering
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	Elsinore	Representative(s):	Ron Burek
Zoning Area/District:	Meadowbrook Area		
Supervisory District:	First District		
Project Planner:	Desiree Bowdan		
Project APN(s):	347-090-008		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 26224 proposes a contractor's storage yard for the storing of contracting equipment on a 4.42 acre parcel. The project will not have any structures, but will include an 8 foot perimeter fencing for screening materials. ("project")

This project site is located Northerly of Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43007**, 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. 26224, subject to the attached Advisory Notification Document and 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:	Light Industrial (LI) (0.25 – 0.60 *FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Warm Springs
Surrounding General Plan Land Uses	
North:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
East:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
South:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
West:	Community Development: Light Industrial (0.25-0.60 *FAR) (CD:LI)
Existing Zoning Classification:	Manufacturing Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Manufacturing Service Commercial (M-SC)
East:	Manufacturing Service Commercial (M-SC)
South:	Manufacturing Service Commercial (M-SC)
West:	Manufacturing Service Commercial (M-SC)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land and some light industrial uses
South:	Vacant Land and some light industrial uses
East:	Vacant Land and some light industrial uses
West:	Vacant Land and some light industrial uses

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1-Parcel, 4.53 acres Total	Section 11.4.a
Existing Building Area (SQFT):	No Structures proposed	N/A
Proposed Building Area (SQFT):	N/A	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	N/A	N/A
Proposed Minimum Lot Size:	4.53 acres	Section 11.4.a
Total Proposed Number of Lots:	1	Section 11.4.a

Parking:

Type of Use	Building Area (in SF)	Parking Ratio	Spaces Required	Spaces Provided
Contractor's Storage Yard	N/A	There is no minimum parking requirement for a use of this kind.	N/A	N/A
TOTAL:				

Located Within:

City's Sphere of Influence:	Within the City of Lake Elsinore Sphere of Influence
Community Service Area ("CSA"):	Not within a CSA
Special Flood Hazard Zone:	Within a 100 year Flood Hazard Zone
Agricultural Preserve:	Not within an Agriculture Preserve
Liquefaction Area:	Low/Moderate potential for Liquefaction
Fault Zone:	Not within a ½ mile of a fault zone
Fire Zone:	Within a Very High Fire/ LRA area
Mount Palomar Observatory Lighting Zone:	Within 35.6 miles of Zone B
WRCMSHCP Criteria Cell:	Within Cell Criteria 4076 HANs 2348
CVMSHCP Conservation Boundary:	Not within CVMSHCP
Stephens Kangaroo Rat ("SKR") Fee Area:	In or Partially within an SKR Fee Area
Airport Influence Area ("AIA"):	Not within an AIA

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project was submitted on March 16, 2017 along with Plot Plan No. 26179, and is located northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff, and westerly of Crater Dr. The project will be used to store equipment for the primary contractor's storage yard (Plot Plan No. 26179).

The proposed project was submitted on March 16, 2017.

General Plan Consistency

The project is consistent with the General Plan Community Development: Light Industrial (CD:LI) land use designation, which allows for light industrial and related uses including warehouse/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses. The Warm Springs Area Plan requires that development of contiguous areas designated as Light Industrial be designed in a coordinated manner. This project proposes a contractor's storage yard and is surrounded by similar light industrial type uses. Therefore, this project is consistent with the General Plan land use designation and the Warm Springs Area Plan.

Zoning Consistency

The proposed project is located within the Manufacturing – Service Commercial (M-SC) zone. Section 18.30.m.9 of Ordinance No. 348 identifies contractor's storage yards as a permitted use subject to a Plot Plan approval. The Applicant has submitted the plot plan application (PP No. 26224) to ensure compliance with all applicable development standards and regulations. As shown below, the project as proposed meets all the development standards of Ordinance No. 348, and therefore is consistent with the subject zoning classification.

ENVIRONMENTAL REVIEW AND ANALYSIS:

An Initial Study (IS) and a Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. The County has not received any comments regarding the project site as of the writing of this staff report.

FINDINGS

In order for the County to approve the proposed project, the following Plot Plan Findings are required to be adequately made:

1. The project is consistent with the General Plan Community Development: Light Industrial (CD: LI) land use designation, which allows for light industrial and related uses including warehouse/distribution, assembly, light manufacturing, repair facilities, and supporting retail uses. The Warm Springs Area Plan requires that development of similar use projects be designed in a coordinated manner. The project is for a contractor's storage yard, and is surrounded by similar

light industrial type uses. Therefore, this project is consistent with the General Plan land use designation and the Warm Springs Area Plan.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because the project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
3. The proposed use conforms to the logical development of the land is compatible with the present and future logical development of the surrounding property, as the project will be required to adhere to conditions of approval and be required to obtain building permits. The properties surrounding the project site, are the same character and intensity because they are light industrial uses such as contractor's storage yards. Therefore, the project design, condition of approval, and permitting will ensure that the project will conform to the logical development of the land and is compatible with the present and future logical development of the surrounding property.
4. The 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 project proposes improvements on Mermack Avenue (off-site) from the easterly project boundary to Crater Drive to be improved to 24' AC pavement (12' on the project side and 12' on the other side of the centerline), AC dike, and 4' graded and compacted shoulders (both sides) within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) per modified County Standard No. 138, Ordinance No. 461.(COA Transportation Improvement (On-Site))
5. The proposed project is located within the Manufacturing – Service Commercial (M-SC) zone. Section 18.30.m.9 of Ordinance No. 348, identifies contractor's storage yards as a permitted use subject to a Plot Plan approval. The Applicant has submitted the plot plan application (PP No. 26224) to ensure compliance with all applicable development standards and regulations. As shown below, the project as proposed meets all the development standards of Ordinance No. 348, and therefore is consistent with the subject zoning classification.

Development Standards

1. Countywide Design Guidelines: There are no structures proposed for this project.

2. Pursuant to Section 11.4.a. of Ordinance No. 348, the minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet. This project meets the lot size requirement proposing a 126,611 square foot contractor's storage yard with a 404 square foot lot width.
3. Pursuant to Section 11.4.b.1-4 of Ordinance No. 348, there are no setbacks required for this property because the zoning does not require setbacks for structures in the M-SC zone and furthermore, there are no structures proposed for this property. Therefore, Section 11.4.b.1-4 does not apply in this case.
4. Pursuant to Section 11.4.c.1-5 of Ordinance No. 348, the height requirement does not apply in this case, because the project site does not propose any structures for this project.
5. Pursuant to Section 11.4.d-e. 1-3 of Ordinance No. 348, the project will be adequately screened with fencing materials as well as mature landscaping to provide added screening to the project site. Although the fence requirement is 6 feet, the project proposes 7' high chain link fencing with wooden slats to provide adequate screening from surrounding properties of materials and equipment that will be stored onsite (COA 90.Planning.11). The project will meet the 10 percent landscaping requirement by proposing to provide 17,802 square feet of landscaping. Fifteen feet of landscaping shall be provided along Mermack Avenue. Furthermore, the project will not abut any residential property. Therefore, the project meets the landscaping requirement.
6. Pursuant to Section 11.4.f of Ordinance No. 348, there are no parking requirements for this type of use under Ordinance No. 348 Section 18.12. However, the project does propose a parking and driveway area, which will be comprised of 1,604 square feet of pervious class II base.
7. Pursuant to Section 11.4.g of Ordinance No. 348, the project will provide a 112 square foot trash enclosure located on the property near the entrance and will provide adequate landscaping for screening. Therefore, the project meets the requirement.
8. Pursuant to Section 11.4.h of Ordinance No. 348, the project will provided adequate screen with a 7' chain link fence with wood slats, and will also provide mature landscaping for added screening of materials and equipment. Therefore, the project meets the requirement.
9. Pursuant to Section 11.4.i of Ordinance No. 348, the project does not propose any structures, and does not propose any utilities.
10. Pursuant to Section 11.4.j of Ordinance No. 348, the project does not propose any mechanical equipment for process and manufacturing. Therefore, the requirement does not apply in this case.
11. Pursuant to Section 11.4.k of Ordinance No. 348, as stated previously, there are no building proposed for this site. No lighting is proposed for the site. There are two existing power poles located just outside the property boundary which should provide enough light for the property. Therefore, the light standard does not apply in this case.
12. Code Enforcement Action: There have been no Code Violations to date.

Other Findings

1. The project site is located within Criteria Cell **4076** of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements. HANS2348 was submitted on March 21, 2018. Compensatory mitigation measures were taken for the proposed impacts to the riparian/riverine habitat on the project site through the Riverside County Environmental Programs.
2. Sphere Of Influence / Comment Letters: The project is located within the Sphere of Influence of the City of Lake Elsinore. On March 7, 2017 the City of Lake Elsinore provided a comment letter to the Planning Department stating they did not oppose to the project but made requests to the conditions of approval that the County of Riverside provide to the applicant.
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. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed out to seven requesting tribes on February 2, 2017. Only one tribe request to consult on this project. A consultation request was received from the Soboba Band of Luiseno Indians dated February 23, 2017. This project was discussed in a meeting on July 18, 2017 and the Tribe requested that standard conditions of approval be applied to the project. These were provided to the tribe and consultation was concluded the same day. No Tribal Cultural Resources were identified by the tribe. As such, there are no tribal cultural resources present within the project boundaries and there will be no impacts in this regard.
5. 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.
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.
7. Circulation/Parking: Sufficient public right-of-way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, of Ordinance 461. Sufficient public street right-of-way along El Toro Cutoff Road shall be conveyed for public use to provide for a 60 foot half-width right-of-way including standard corner cutbacks per Standard No. 106, Section A and Standard No. 805 of Ordinance 461. According to Ordinance 348, Section 18.12.b there are no parking requirements for this project storage yards.

Fire Findings

1. The project site is located within a Cal Fire Low Responsibility Area ("LRA") and is also within a very high fire hazard severity zone.

- a. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- b. 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 that road access shall be unobstructed 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 this requirement by providing primary access on Mermack Avenue with a 24 foot width road standards for fire equipment access – standards for signs identifying streets, roads minimum private water supply reserves for emergency fire use. This project is located within a very high fire hazard severity zone in the Low Responsibility Area (LRA). Building setbacks and vegetation management plan shall be in accordance with the California Public Resources Code. Buildings already exist on lots created by this land division, but shall comply with the special construction requirements of the California Building Code. In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access. The ECS shall note that the project site is located within a State Responsibility Area. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection. 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 - standards for signs identifying streets, and roads and buildings. The project location provides adequate accessibility to the project site for all emergency vehicles.

CONCLUSIONS

For the above reasons, 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.

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 anyone who indicated support/opposition to the proposed project.

This project was presented before the Warm Springs Community Advisory Council on July 26, 2017.

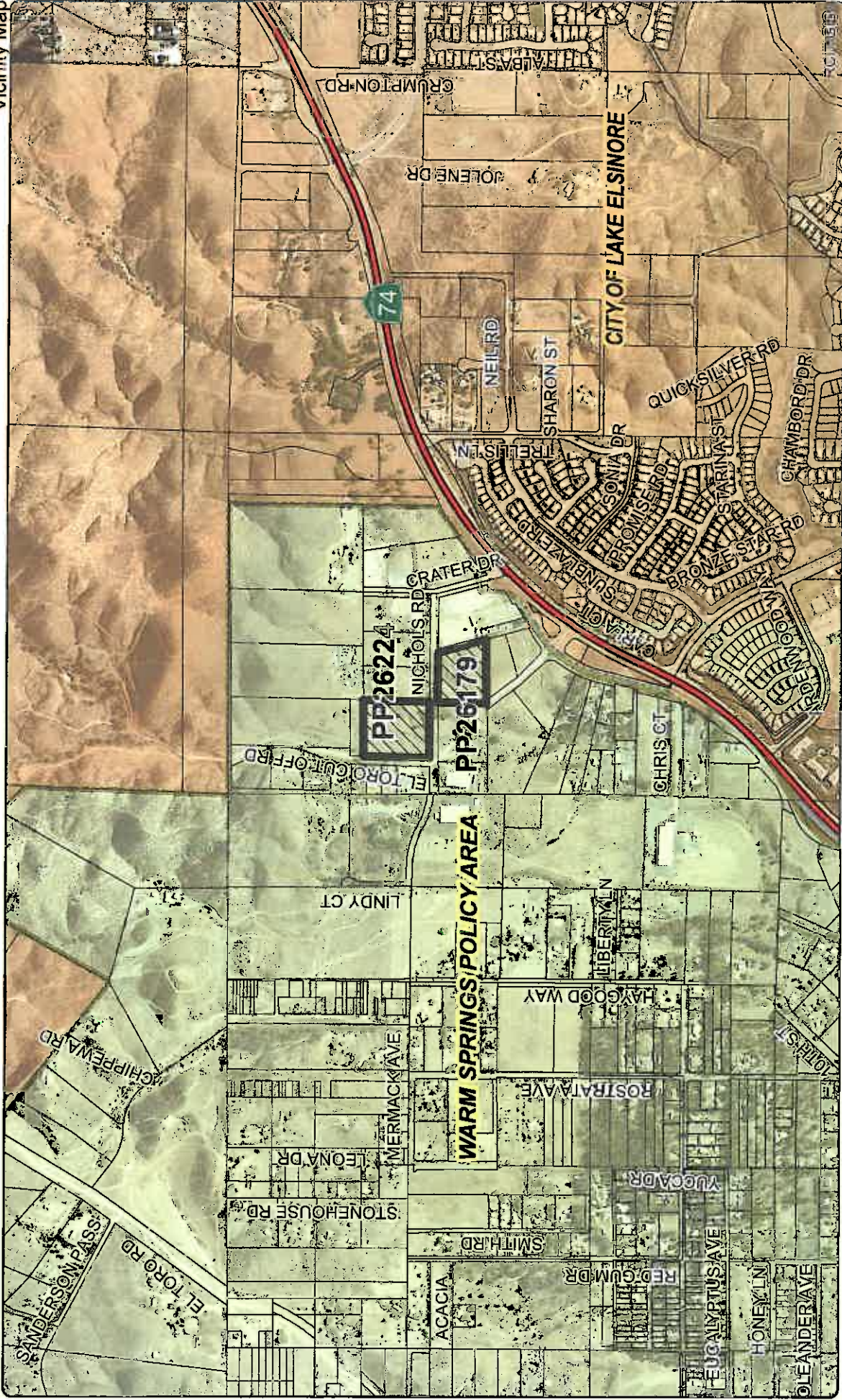
APPEAL INFORMATION

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 calendar days after the date of the mailing of the Planning Director's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP21679 PP26224
VICINITY/POLICY AREAS

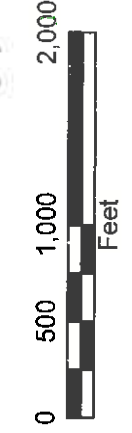
Supervisor: Jeffries
 District 1

Date Drawn: 04/03/2018
 Vicinity Map



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



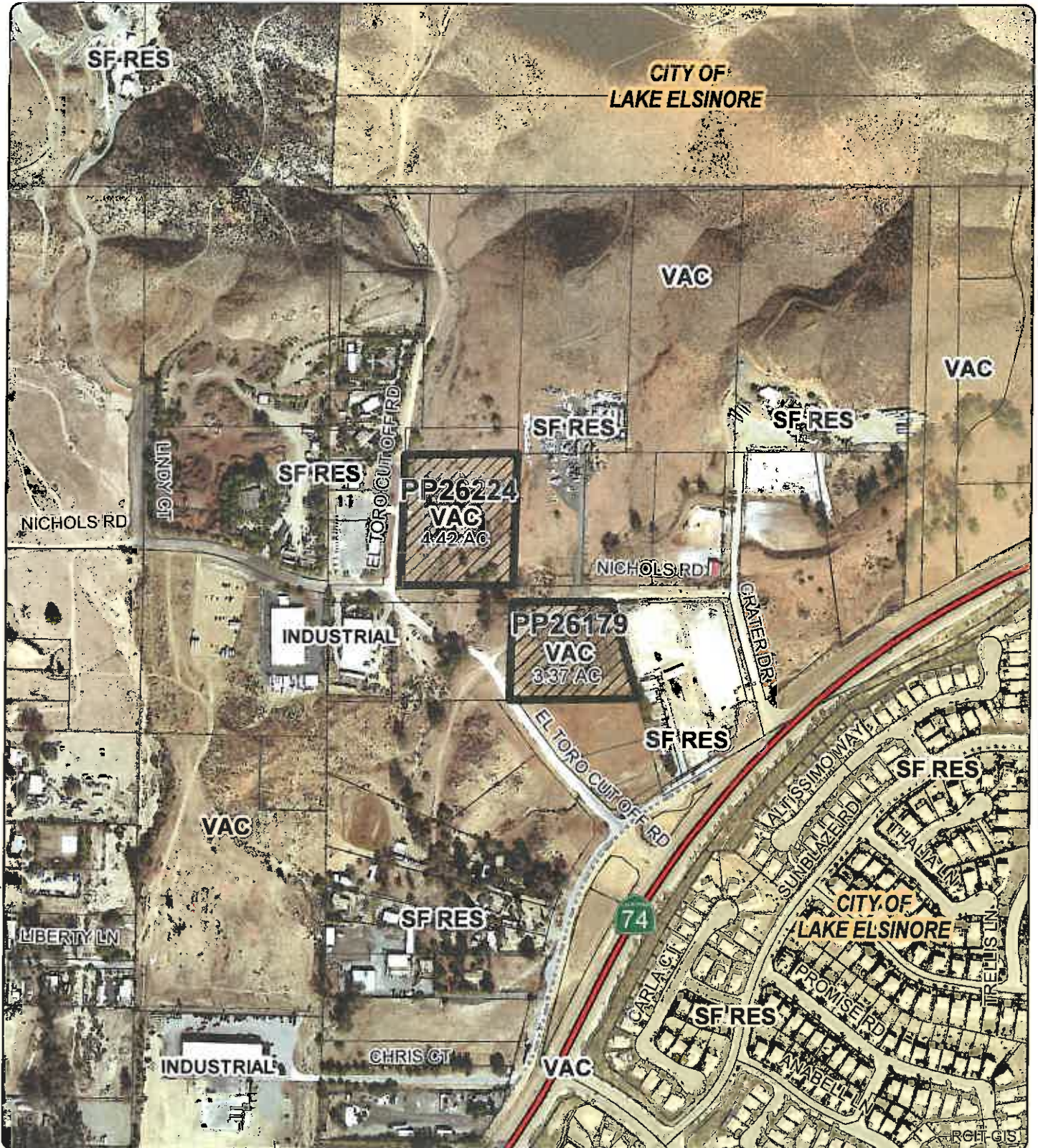
PREPARED BY: On October 7, 2013, the County of Riverside officially incorporated the General Plan provisions and land use designations for unincorporated Riverside County parcels. The use shown! They may contain different type of JAGS use than is provided for zoning-entirely. For further information, please contact the Riverside County Planning Department at (951) 952-9277 (Riverside County) or visit: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP21679 PP26224

Supervisor: Jeffries
 District 1

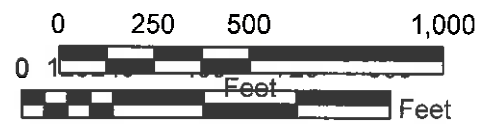
Date Drawn: 04/03/2018
 Exhibit 1

LAND USE



Zoning Area: Meadowbrook

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)853-8277 (Eastern County) or Website <http://planning.reflna.org>

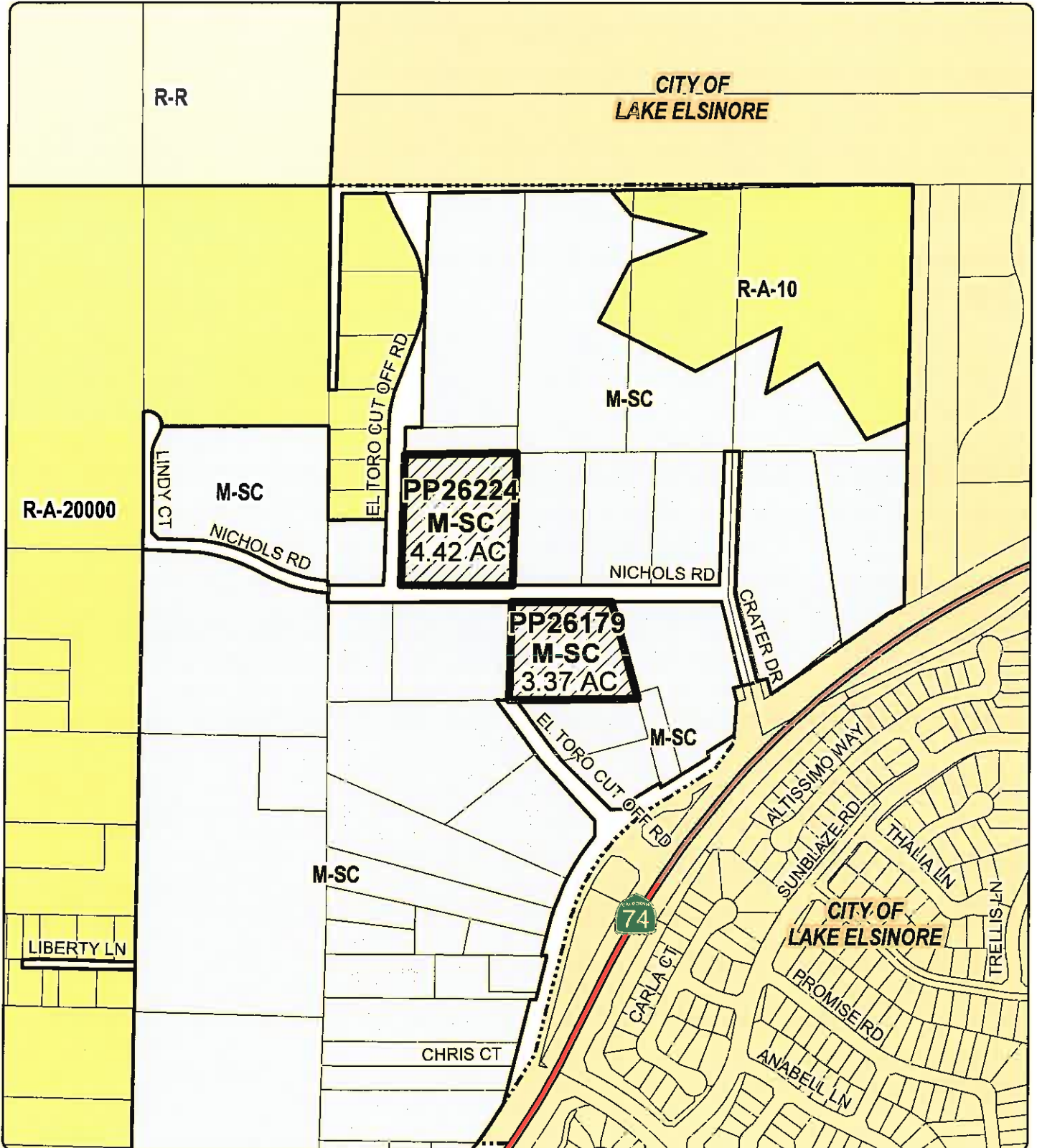
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21679 PP26224

EXISTING ZONING

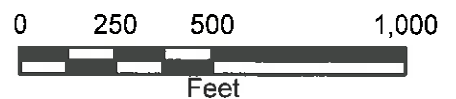
Supervisor: Jeffries
District 1

Date Drawn: 04/03/2018
Exhibit 2



Zoning Area: Meadowbrook

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)935-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cdflnsa.org>

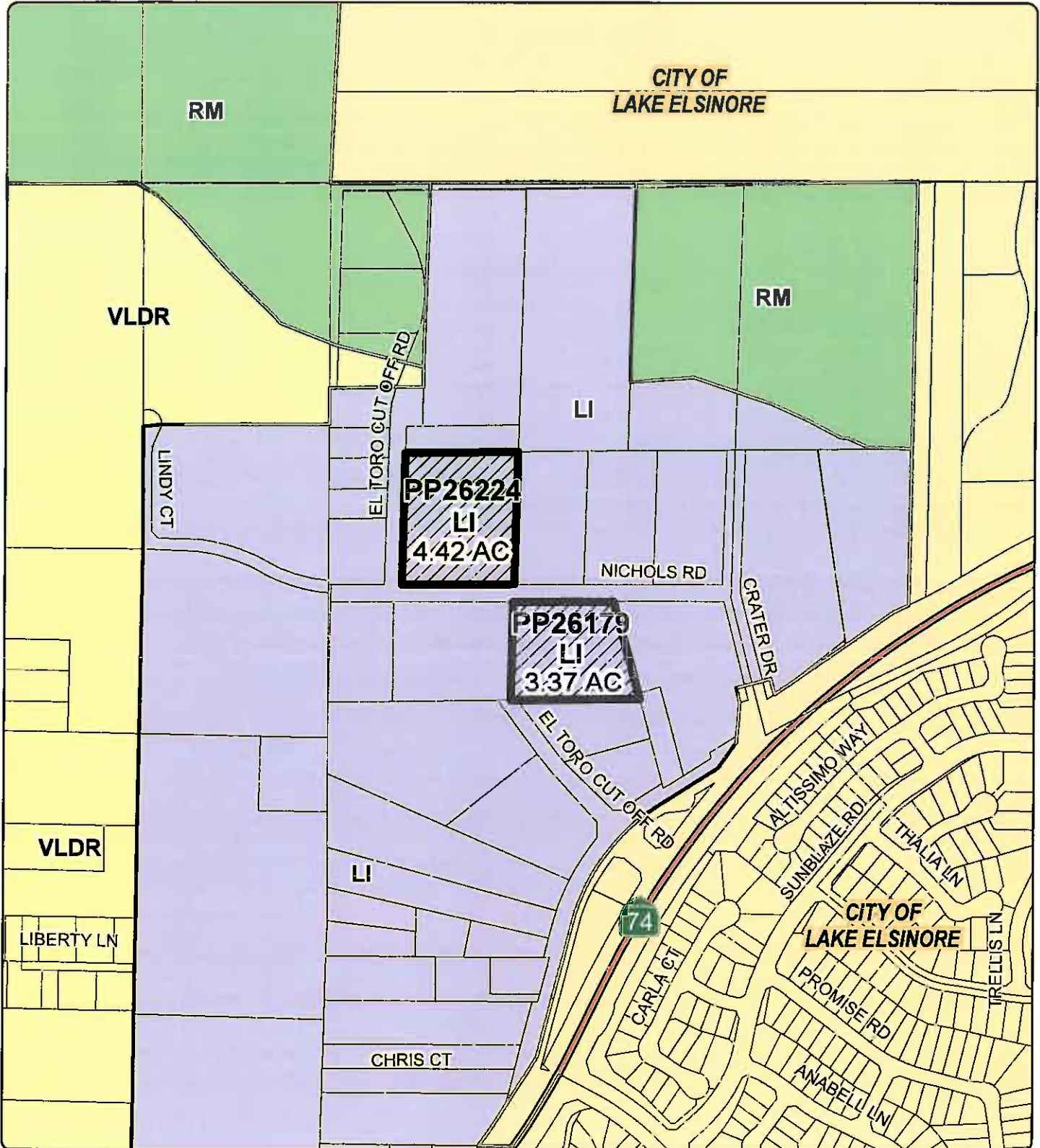
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21679 PP26224

EXISTING GENERAL PLAN

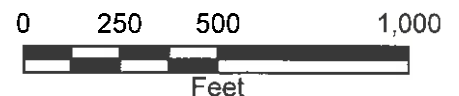
Supervisor: Jeffries
District 1

Date Drawn: 04/03/2018
Exhibit 5



Zoning Area: Meadowbrook

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)853-8277 (Eastern County) or Website <http://planning.rcplma.org>

PP26224

APN : 941-290-001

LDC Date : May 18, 2017

Area Plan : **Elsinore**

Trail(s) shown on Area Plan : Y ___ N ___

Specific Plan :

Trail(s) shown on Specific Plan : Y ___ N ___

Existing R-O-W Ultimate R-O-W

Expressway (184' - 220')

Urban Arterial (152')

Major (128')

Secondary (118')

Collector (74')

Mountain Arterial (110')

Field Review : Y ___ N ___ (Date)

T / R : **T5SR4W** Section : **29**

Comments :



- Class 1 Bike Path
- Class 2 Bike Path
- Regional Trail
- Combination Trail (Regional / Class 1 Bike Path)
- Community Trail
- Historic Trail

Drawn By : S. Spadafora
Checked By :
Date : May 9, 2017



Aerial View



Elsinore Area Plan



Area Parks & Trails

COUNTY OF RIVERSIDE

BRENT ENGINEERING FACILITY -- Parcel 5 / BK 15 / PG 92
 EL TORO CUTOFF / MERMAC AVE
 LANDSCAPE PLANS

APN NUMBERS

347-090-006

PROJECT DIRECTORY

OWNER: BRENT ENGINEERING INC
 20 OLD RANCHO ROAD
 LAGUNA HILLS CA 92653
 CONTACT PERSON: RON BUREK

LANDSCAPE ARCHITECT:
 Jim Pekecok
 1219 Conrado
 509 S. Clemente CA
 949 366-6865
 Contact: Jim Pekecok

CIVIL ENGINEER:
 RDS And Associates
 5029 Helms Court
 Irvine CA 92618
 Jim Rich Schrank
 PH 949-461-7779
 email: rd@rdsra.com

MAINTENANCE QUANTITIES (ONSITE/OFFSITE)

- | | | |
|----------------------------------|--------|-----------------|
| 1. LANDSCAPED FLAT AREAS: | 12,539 | SF. |
| 2. LANDSCAPED SLOPE AREAS: | 32,528 | SF. |
| 3. TOTAL NUMBER OF TREES: | 0 | E.A. |
| 4. TOTAL NUMBER OF PALM TREES: | 0 | E.A. |
| 5. COCONUTS: | 0 | S.F. |
| 6. 3 RAIL PVC FENCING: | 0 | L.F. (LAD ONLY) |
| 7. WALL FACE GRAFFITI ABATEMENT: | 0 | S.F. |
| 8. LANDSCAPE LIGHTING: | 0 | S.F. |
| 9. TURF: | 0 | S.F. |



SINGLE SHEET

INDEX OF SHEETS

- Title Sheet
- Conceptual Planting Plan

WATER DISTRICT NOTES

MAINTENANCE DISTRICT NOTES



VICINITY MAP

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA, AND RELOCATION COSTS OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.

PHONE: (951) 955-4749 FOR PERMIT CASES (CUL., P.U., OR VOLUNTARY CEASED AND ABANDONED)
 PHONE: (951) 955-6285 FOR PARCEL MAPS AND TRACT MAPS
 PHONE: (760) 342-8267 FOR PERMIT CASES EAST OF CABAZON

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

INSPECTION SCHEDULE

BRENT ENGINEERING INC. RIVERSIDE COUNTY FACILITY

LOT 08 / MERMAK AVENUE IMPROVEMENTS
(PP26224)

SITE SUMMARY

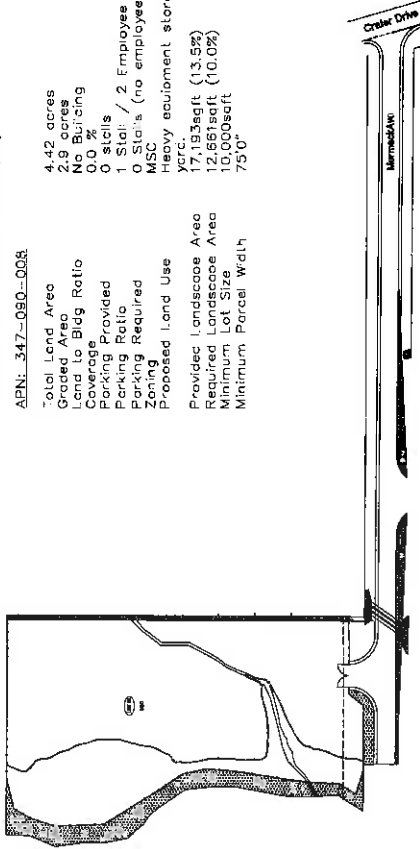
PROJECT DESCRIPTION

Plot Plan 26224 is a proposal to grade approximately 2.90 acres of a 4.42 acre site for the outside storage of heavy equipment.

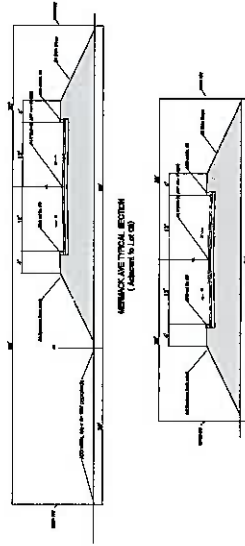
The project includes grading, the installation of Class 2 base material, curbing, entry gate, trash enclosure and required landscaping.

APN: 347-090-008

- Total Land Area 4.42 acres
- Graded Area 2.9 acres
- Land to Bldg Ratio 1.0
- Parking Provided 0 Stalls
- Parking Ratio 1 Stall / 2 Employees
- Zoning Required MSC
- Proposed Land Use Heavy equipment storage yarc.
- Provided Landscape Area 17,183sqft (13.5%)
- Required Landscape Area 12,661sqft (10.0%)
- Minimum Lot Size 10,000sqft
- Minimum Parcel Width 75'0"



LIMITS OF WORK



LOCATION MAP

- SHEET INDEX
- TITLE PAGE T - 1
- SITE PLAN S - 1
- PROJECT PHOTOS P - 3
- LANDSCAPE PLAN L - 1
- CONCEPT PLANTING L - 2

NOTES:

- ZONING THE SUBJECT PROPERTIES AND ADJACENT PROPERTIES ARE ZONED M80
- SCHOOL DISTRICT LARE ELEMENT UNIFIED
- WET UTILITY PROVIDER WATER DISTRICT (SERVICE AVAILABLE) (951) 874-3146
- DRY UTILITY PROVIDER PRONET VERIZON (888)892-2253
- ELECTRICAL PROVIDER SOUTHERN CALIFORNIA GAS (800)655-4555
- TRASH COLLECTION (800)755-6112
- PROPERTY IS NOT SUBJECT TO LIQUIDATION, BIOLOGICAL HAZARDS, PESTS OR OTHER RISKS AS IT LOCATES IN A SPECIAL STUDIES ZONE.
- STUDY PERFORMED BY BRENT ENGINEERING INC. RIVERSIDE COUNTY FACILITY FIELD SURVEY COMPLETED JANUARY 2017



3059 Wales Court
Temeche, CA 92592
ph: 951-681-7708
email: rd@redairtreme.com

OWNER / ORN. / Inmate, Box
Case: 21000

Lot 08 of County of Riverside Record of Survey Recorded in Book 15 Page 92 of 24/1948

APN: 347-090-008
Thomas Bras PG 836, 2014
Cellion

BRENT ENGINEERING INC.
25 081 Mermaak Road
Laguna Hills, CA
USA 92657
Phone: (949) 833-9917
email: redairtreme@redairtreme.com

PP 26224
February 2, 2016
T-1



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26224/EA43007

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: Desiree Bowdan Title: Project Planner Date: March 28, 2018

Applicant/Project Sponsor: Ron Burek Date Submitted: March 28, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: May 21, 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 Desiree Bowdan at 951-955-8254.

Revised: 07/06/18

Y:\Planning Case Files-Riverside office\PP26224\DH-PC-BOS Hearings\DH-PC\PP26224.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA43007 ZCFG6376

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 43007
Project Case Type (s) and Number(s): PP26224
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowdan
Telephone Number: (951) 955-8254
Applicant's Name: Ron Burek
Applicant's Address: 20 Old Ranch Rd., Laguna Nigel, CA 92677

I. PROJECT INFORMATION

Project Description: PLOT PLAN NO. 26224 proposes a contractor's storage yard for the storing of contracting equipment on a 4.42 acre parcel. The project will not have any structures, but will include an 8 foot perimeter fencing for screening materials. ("project")

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

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 4.42	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 0
Other:			

C. Assessor's Parcel No(s): 347-090-008

Street References: Northerly of Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff, and westerly of Crater Dr.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 5 South, Range: 4 west, and Section 29

E. Brief description of the existing environmental setting of the project site and its surroundings: There is vacant property to the south and west of the property with a scattered mix of industrial and residential use.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development Community Development: Light Industrial (CD:LI) land use designation and other applicable land use policies within the General Plan. Community Development: Light Industrial (CD:LI) (0.25-0.60 *FAR)
- 2. Circulation:** The project has adequate circulation to the site having access from El Toro Cutoff Road, and Nichols Road. Therefore the project is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space Element Policies within the General Plan of the Elsinore Area Plan.
4. **Safety:** The proposed Project is not located within a Fault Zone or active subsidence zone and is moderate potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area, but has been conditioned according to Ordinance No. 787, section 503.2.1 Dimensions of the Riverside County Fire Ordinance. There are no known hazardous waste sites in the area. Therefore, the proposed Project will not conflict with any General Plan safety policies.
5. **Noise:** There will be no site disturbance for this project, because the site is already existing. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** Implementation of the project does not entail any displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the proposed Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed contractor's storage yard satisfies all applicable Healthy Community policies.

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

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

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

E. Overlay(s), if any: The project does not fall within a Policy Overlay Area

F. Policy Area(s), if any: The project is within the Warm Springs Policy Area

G. Adjacent and Surrounding:

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

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

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

4. **Overlay(s), if any:** The surrounding and adjacent properties do not fall within a Policy Overlay Area

5. **Policy Area(s), if any:** The surrounding and adjacent properties are located within the Warm Springs Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** The project is not located within a Specific Plan

2. **Specific Plan Planning Area, and Policies, if any:** Does not apply in this case

I. **Existing Zoning:** Manufacturing Service Commercial (M-SC)

J. **Proposed Zoning, if any:** The Zoning will remain the same; Manufacturing Service Commercial (M-SC)

K. **Adjacent and Surrounding Zoning:** The project is zoned Manufacturing Service Commercial (M-SC) to the north, east west and south of the property.

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 checked="" 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

Desiree Bowdan

Printed Name

March 27, 2018

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

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

Findings of Fact: The project is not located within or visible from a designated scenic corridor. There will be no impacts.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located 35.90 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will not create a new source of light; however in the event does create new light, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will not introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses in the area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure 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 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. There will be no impact.

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. There will be no impact.

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

Mitigation: No mitigation is required.

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations. The project is consistent with the goals of the AQMP and impacts would be less than significant.

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

d-e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include, but are not limited to, long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project does not propose to construct any buildings. The primary use will be the storage of equipment. The project is not anticipated to generate significant odors or substantial point source emissions based upon the studies provided. Therefore, there is no impact.

f) An occasional "vestige" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: 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	<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
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)?				
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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection. Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for the Brent Engineering Riverside Facility, by Hernandez Environmental Services (HES), dated March 2017 (Revised October 2017).

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project sites are located within the Elsinore Area Plan of the Western Riverside County MSHCP. The project sites are located within Criteria Cell 4076, Cell Group "X," of Submit (SU5) Ramsgate of the Elsinore Area Plan. The Elsinore Area Plan is divided into six Subunits. For each Subunit, target conservation acreages are established. The target conservation acreage range for the Elsinore Area Plan is between 66,500 and 73,315 acres. The target conservation range for the Ramsgate Subunit is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between 1,645 and 2,535 acres. Conservation within Cell Group X focuses on chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest habitat.

Areas to be conserved within Cell Group X should be connected to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group M to the north and to coastal sage scrub, riparian scrub, woodland and forest habitat proposed for conservation in Cell Group Z to the south and in Criteria Cell 4178 to the east. Conservation within Cell Group X ranges from 30 to 40 percent of the Cell Group, focusing on the northeastern portion of the Cell Group. Conservation within Cell 4076 focuses on chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest habitat. Conservation within this cell contributes to Proposed Core 1. The project site is not located within any plan defined areas requiring surveys for narrow endemic plant species, criteria area plant species, amphibian species, or mammalian species. The project site is within the Western Riverside County MSHCP burrowing owl (*Athene cunicularia*) survey area. A habitat assessment has determined that the sites provide suitable habitat for burrowing owls. Focused burrowing owl surveys conducted on the project site found that burrowing owls are not currently present on the project site

Proposed Core 1 is located approximately in the east-central region of the Plan Area. This Core Area consists largely of private lands in the Alberhill area but also contains small pieces of Public/Quasi-Public Lands. The Core exists in two blocks, one east and one west of I-15. Connections are made from the Core to Proposed Linkage 1, Proposed Linkage 2 (Alberhill Creek), Proposed Linkage 3, and Existing Core C (Lake Mathews/Estelle Mountain). The Core provides Habitat for species and also provides for movement of species. Key populations of coastal California gnatcatcher, Munz's onion, many-stemmed dudleya, cactus wren, tricolored blackbird, and yellow warbler are supported in this Core Area. The Core likely provides for movement of common mammals such as bobcat. Since this Core is contiguous with Existing Core C (Lake Mathews/ Estelle Mountain) via an approximately 10,000-foot connection, the functional area of the Core is much greater than 7,470 acres reported in the table below. Because a portion of the Core is surrounded by city (Lake Elsinore) and community Development planned land uses, and since this Core may be affected by the proposed Hemet to Corona/Lake Elsinore CETAP Corridor, management of edge conditions in these areas will be needed to maintain high quality Habitat within the Core. Guidelines Pertaining to Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators are presented in Section 6.1 of this document.

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

According to the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for the Brent Engineering Riverside Facility Project by HES, this site contains approximately 0.05 acre of upland vegetated ephemeral stream. Upland vegetated ephemeral stream habitat is associated with ephemeral streams and lacks riparian vegetation. The bank and channel are dominated by upland vegetation such as California buckwheat, brittlebush, California sage, fiddleneck, black mustard, and white sage. The upstream and downstream portions of this drainage adjacent to Mermack Avenue and within the boundaries of the parcel will be avoided.

The entire site was evaluated for the presence of vernal pools and seasonal depressions. The site did not contain any vernal pools, stock ponds, ephemeral ponds, or other human modified depressions. The water feature in the parcel is an ephemeral stream with gravelly, coarse, sandy loams, and cobbly, loamy, sands. These streams lack the hard clay soils or bedrock necessary for water to remain on the surface long enough for hydrophytic plants to dominate or to saturate soils long enough to create hydric

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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soils. The ephemeral stream only flows during and shortly after rainfall events. These are more of a flashy discharge pattern events that have a quick rise in flow, has a rapid recession, and a short time period. These conditions are not characteristic of vernal pools. Due to the lack of suitable habitat, fairy shrimp were determined not be present on the project site.

The project will be 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 habitat assessment area. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Conservation lands exist in Criteria Cells 3977, 3971, 4079, and 4180, which are located to the north, northeast, east, and southeast of the sites, respectively. The nearest conservation lands occur approximately 0.4 mile to the north of the sites. The project site is not located within or adjacent to a Western Riverside County MSHCP Conservation Area. The upstream and downstream portions of the drainage adjacent to Mermack Avenue and within the parcel will be avoided. This drainage flows in a southwest direction and ultimately flow to the Santa Ana River. Therefore, the Urban Wildlands Interface Guidelines (Section 6. 1.4 of the MSHCP) are required to be applied to the project. The following mitigation measures shall be incorporated into the project to reduce potential impacts to the onsite drainages:

Drainage - Water Quality Best Management Practices (BMPs) shall be incorporated, including the National Pollutant Discharge Elimination Systems (NPDES) and erosion control requirements from the Regional Water Quality Control Board to ensure that the quantity and quality of surface water runoff discharged into the onsite drainage is not altered in an adverse way when compared with existing conditions. These BMPs will be implemented as part of the Storm Water Pollution Prevention Plan (SWPPP) in order to ensure that water quality is not degraded. Toxics - Measures such as those employed to address drainage issues will be implemented for toxics. Land uses proposed in proximity to the onsite drainage that use chemicals or generate bioproducts that are potentially toxic or may adversely affect wildlife species, habitat or water quality must incorporate measures to ensure that application of such chemicals does not result in discharge to the drainage. Lighting - Any night lighting will be directed away from adjacent riparian/ riverine area to protect species from direct nighttime lighting. If nighttime lighting is required, shielding will be incorporated in the design to ensure ambient nighttime lighting is not increased in the adjacent riparian habitat areas. Noise - Proposed noise generating land uses affecting adjacent riparian/riverine areas must incorporate setbacks to minimize the effects of noise on adjacent habitat. Invasives - Invasive, non-native plant species must not be used as landscaping materials for development that is proposed adjacent to the onsite drainage area. Table 6- 2 of Volume 1 of the MSHCP lists the plants that should be avoided. Barriers - Proposed land uses adjacent to the onsite drainage must incorporate barriers, such as native landscaping, rocks/ boulders, fencing, walls, signage and/ or other appropriate mechanisms, to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Grading/ Land Development - Manufactured slopes associated with proposed site development must not extend into the onsite drainage area.

6.3.2 Additional Survey Needs and Procedures

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 on March 7, 9, 15, and May 23, 2017. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. To prevent impacts to burrowing owl, 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.

Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with mitigation incorporated.

Stephens' Kangaroo Rat Habitat Conservation Plan

The Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP) has a plan area of about 534,000 acres in western Riverside County and was established to protect one listed species, the Stephens' Kangaroo Rat (*Dipodomys stephensi*), listed as federally endangered and state threatened. The SKRHCP includes seven core reserves that totaled about 41,200 acres in 1996. The SKRHCP was approved by the US Fish and Wildlife Service and CDFW in 1990 and is administered by the Riverside County Habitat Conservation Agency. The project site is located within the SKR Fee Area and will be required to pay the required development fee (Riverside County Ordinance 663.10) WRC MSHCP (County of Riverside 2016b).

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by HES on February 17, 2017. No impacts to any endangered, or threatened species will occur.

c) The project site was determined to have suitable habitat for burrowing owl, a State Species of Special Concern. Additional surveys are required for burrowing owl in order to achieve coverage under the MSHCP (Section 6.3.2). Therefore, to prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. Impacts to candidate, sensitive, or special status species will be less than significant with adherence to Riverside County Conditions of Approval.

d) Conservation lands exist in Criteria Cells 3977, 3971, 4079, and 4180, which are located to the north, northeast, east, and southeast of the sites, respectively. The nearest conservation lands occur approximately 0.4 mile to the north of the sites. Suitable habitat for nesting birds is present on the project site. Therefore, the project has been conditioned by the County of Riverside for a pre-construction nesting bird survey and report prior to grading permit issuance to prevent impacts to active bird nests. Impacts related to 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 will be less than significant with adherence to Riverside County conditions of approval.

e) According to the General Biological Assessment and Western Riverside County MSHCP Consistency Analysis for the Brent Engineering Riverside Facility Project by HES, this site contains approximately 0.82 acre of upland vegetated ephemeral stream. Offsite areas associated with Mermack Avenue contain approximately 0.27 acre of upland vegetated stream. Upland vegetated ephemeral stream habitat is associated with ephemeral streams and lack riparian vegetation. The bank and channel are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dominated by upland vegetation such as California buckwheat, brittlebush, California sage, fiddleneck, black mustard, and white sage. The project will result in impacts to 0.05 acre of upland vegetated ephemeral stream on site, and 0.21 acre of upland vegetated ephemeral stream offsite.

To mitigate for permanent impact to the 0.26 acre of ephemeral drainages, the project proponent proposes to pay into the Riverside Corona Resource Conservation District in-lieu fee program at a 3:1 ratio, totaling 0.78 acre. Impacts will be less than significant with mitigation incorporated.

f) The parcel contains approximately 1.09 acres of federally jurisdictional drainages. Impacts to jurisdictional drainages include the fill of the ephemeral drainage feature that flows through the eastern portion of the parcel. This drainage feature measures approximately 380 feet in length with a total area of approximately 0.05 acre. The larger 0.66 -acre drainage course that flows through the western portion of the parcel will be avoided. The remaining 0.21 acre (120 linear feet) of impacts to jurisdictional drainages will result from associated roadway improvements required by the County. Impacts will be less than significant.

g) No oak trees are present on the project site. Therefore, the project is not subject to the Riverside County Oak Tree Management Guidelines. There will be no impacts.

Mitigation: Payment of the Stephen's Kangaroo Rat Mitigation Fee (Riverside County Ordinance 663). To mitigate for permanent impacts to the 0.26 acre of ephemeral drainages, the project proponent proposes to pay into the Riverside Corona Resource Conservation District in-lieu fee program at a 3:1 ratio, totaling 0.78 acre. In general, in-lieu fee programs provide funding for future programs or projects designed to enhance, restore, establish, and/or preserve aquatic habitats. Unlike the onsite ephemeral drainage features, these aquatic resource projects typically include large areas of land with contiguous wetland habitats and natural upland buffers that provide many of the habitat components required by the MSHCP. Although the project is unable to avoid impacts to the on-site ephemeral drainage feature, the project's proposed mitigation would represent a biologically equivalent or superior preservation alternative to avoidance since the in -lieu mitigation fee would be expected to result in the restoration and preservation of an equivalent acreage of habitat with higher values in comparison to the drainage features impacted by the project.

Monitoring: A pre-construction survey for BUOW shall be conducted within 30 days prior to ground disturbance to reevaluate the locations of active burrowing owl burrows located adjacent to or within the project limits, and to avoid direct take of BUOW.

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/b) A cultural resources records search, additional research, and a field survey were conducted for the project area. The records search and additional research indicated historic period buildings were

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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formerly located within and partially within the project area. Remnants of one of the historic period buildings (foundations) was identified partially within the project boundary, and due to potential for project impacts, the resource was documented and evaluated. The resource was determined not to be significant and therefore neither a "historical resource" under CEQA. Details can be found in the cultural report entitled, "Cultural Resources Assessment Brent Engineering Riverside Project, Plot Plans 26179 and 26224, Riverside County, California", authored by LSA and dated June 2017. As such, no impacts or change in the significance of significant historical resources as defined in California Code of Regulations, Section 15064.5 would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a/b) A cultural resources records search, a field survey and Native American scoping were conducted for the project area. Details can be found in the cultural report entitled, "Cultural Resources Assessment Brent Engineering Riverside Project, Plot Plans 26179 and 26224, Riverside County, California", authored by LSA and dated June 2017. The field survey did not result in any prehistoric cultural resources being identified. However, due to proximity to documented prehistoric resources and poor surface visibility, the project area retains some potential for previously undocumented archaeological resources and therefore cultural resources monitoring of clearing and grubbing and part-time monitoring thereafter is recommended. As such, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Further, the project has been conditioned for an archaeologist and a Native American monitor to be present during ground disturbing activities associated with the project. In the event unanticipated cultural resources are identified during grading, this will insure that resource evaluation and the proper procedures will occur prior to work continuing in the area. Therefore, impacts in this regard are considered less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

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.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 2544 (GEO02544)

Findings of Fact:

a & b) According to the Project Geologist (GEO02544), the site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during the site evaluation. 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
11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report No. 2544 (GEO02544)

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

The Project Geologist concluded that the proposed development will primarily consist of compacted fill over dense bedrock; therefore, the potential for liquefaction and lateral spreading is considered low. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

There are no known active or potentially active faults that traverse the 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. As California Building Code requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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 No. 2544 (GEO02544)

Findings of Fact:

The Project Geologist concluded that based on their research, and field observations, the site is not susceptible to landsliding, debris flows, or rock fall hazards. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. 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", Riverside County Land Information System (RCLIS), County Geologic Report No. 2544 (GEO02544)

Findings of Fact:

According to RCLIS (GIS database) and the Project Geologist, the proposed project is not located in a susceptible subsidence area. Additionally, with conformance with the California Building Code any potential for ground subsidence would be minimized to a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologic Report No. 2544 (GEO02544)

Findings of Fact:

The Project Geologist has concluded that the potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, County Geologic Report No. 2544 (GEO02544)

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Under existing conditions, the Project site has a relatively low slope across the entire site. Implementation of the proposed Project would require minor grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.
- b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal: vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.
- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems. No subsurface sewer systems are currently present on the property and the project will utilize sewer services. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, County Geologic Report No. 2544 (GEO02544)

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) According to GEO No. 2544, and based on laboratory testing, the site soils are anticipated to have a very low expansion potential. Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. 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-b) There is no grading activities associated with the Project that would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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created during grading activities. This is a standard condition and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. 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"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Climate Action Plan

Findings of Fact:

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to permit a 4.42 acre contractor's storage yard will provide storage for equipment, with no buildings/structures on site. There is no proposed grading for this site, which would result in little on-site or vehicle-generated emissions. Therefore, the project is not anticipated to generate enough GHG emissions from its operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. 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"/>
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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"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) The project proposes a 129,611 square-foot contractor's storage yard with no structures. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The Condition of Approval forbids any hazardous materials from being used, stored, or handled on the project's premises. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be a no impact.

d) According to RCLIS, the project site is not located within a quarter mile of an existing or proposed school. The closest school is Earl Warren Elementary School (41221 Rosetta Canyon Rd., Lake Elsinore CA) which is located approximately 3.5 miles southwest of the project site. Therefore, impacts are less than significant.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

The project is not located within an Airport Influence Area (AIA), therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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:

This project site is located within a very high fire hazard severity zone. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 503.2.1 Dimension of the and Riverside County Fire Ordinance No. 787 that road access shall be unobstructed 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 this requirement by providing primary access on Mermack Avenue with a 24 foot width. (COA. 10. Fire. 21). The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The proposed contractor's storage yard is located in the Meadowbrook area located on a 4.53 acre parcel. The site is located on the northeast corner of Mermack Avenue and El Toro Cutoff Road, approximately 1,500 feet north of Highway 74.

a-d) The western portion of the site is within the Special Flood Hazard Area for the 100-year floodplain. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed contractor's storage yard for this site, does not propose any structures and the designated floodplain areas will remain free of any equipment or materials.

There is another natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the southeast corner of the site. The two watercourses merge immediately downstream and south of the site. They form the upstream end of Arroyo Del Toro. It should be noted that these watercourses may be classified as "waters of the United States" or a "jurisdictional streambed." There are no drainage facilities in the area other than a road culvert under Crater Drive, which is east of the site. The roads in the area could become impassable which could hinder access to the site even in minor storm events. The watercourses are required to be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. There is adequate area outside the natural watercourses for the equipment that will be stored on site. There are no structures or buildings proposed for this site.

This project intends to use pervious surfaces/Class II Base throughout the site. It is anticipated that this pervious surface would not generate an increase in peak flow rates or impact water quality. Therefore a water quality management plan (WQMP) is not required, and 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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e) This project is not a map, and there will be no housing. Therefore, there will be no impact.

f) The project is located within a 100 year flood hazard area. There are no buildings proposed for this project site, and there is adequate space where equipment can be stored outside of the watercourse and flood hazard area. Therefore impacts will be less than significant.

g-h) The project will not degrade the water quality and furthermore, will not require a storm-water treatment practices. Therefore, the impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The western portion of the site is within the Special Flood Hazard Area for the 100-year floodplain. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed contractor's storage yard for this site, does not propose any structures and the designated floodplain areas will remain free of any equipment of materials. There is another natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the southeast corner of the site. The two watercourses merge immediately downstream and south of the site. They form the upstream end of Arroyo Del Toro. It should be noted that these watercourses may be classified as "waters of the United States" or a "jurisdictional streambed." There are no drainage facilities in the area other than a road culvert under Crater Drive, which is east of the site. The roads in the area could become impassable which could hinder access to the site even in minor storm events.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The watercourses are required to be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. There is adequate area outside the natural watercourses for the equipment that will be stored on site. There are no structures or buildings proposed for this site. This project intends to use pervious surfaces/Class II Base throughout the site. It is anticipated that this pervious surface would not generate an increase in peak flow rates or impact water quality. Therefore a water quality management plan (WQMP) is not required, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site currently has a land use designation of Community Development: Light Industrial (CD:LI) The project scope the project is in is located within the city sphere of Lake Elsinore. The City of Lake Elsinore sphere of influence the project was transmitted to, did not provide any comments. However, even though the city did not respond, as demonstrated in this EA, the impacts to traffic and infrastructure are minimal. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

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 consistent with the Zoning Classification and surrounding Zoning Classifications of Manufacturing Service Commercial (M-SC), which permits approval of a contractor’s storage yard as stated in Section 11.2.B.1.m.9) of Ordinance No. 348., and the General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) (0.25-0.60*FAR). As a result, there is no impact.
- b) The surrounding land uses are vacant land to the north, west and south. To the east, there is an industrial use business with a small residence on the property. The land use designation for the project site and surrounding properties is Community Development: Light Industrial (CD:LI) (0.25-0.60 *FAR). There is no impact.
- c-d) The existing and surrounding General Plan Land Use designation of Community Development: Light Industrial is consistent with the Zoning Classification of Manufacturing-Service Commercial (M-SC). There are existing industrial land uses to the north, east, west, and south. There are no specific plans in this area. Therefore, there are no impacts.
- e) The establishment of the project will not divide the arrangement of an established community because the project is located within the Zoning Classification of Manufacturing-Service Commercial (M-SC) which is a nonresidential zone. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

28. 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-d) The project will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine. The existing project is primarily built-out. Therefore, there will be no impact.

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

29. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) This project is not located within an Airport Influence Area (AIA), or within the vicinity of a private airstrip. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is located in excess of five (5) miles from railroad tract and will not be impacted by railroad noise. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Highway Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located near a highway, therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

It is anticipated that no other noise pollution sources will impact the project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) This project will have less than a significant impact on the permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) This project will have less than a significant impact on causing a substantial temporary or periodic increase in ambient noise levels in the project vicinity about levels existing without the project.

c) There will be no impact to exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

d) The project will not create additional noise. However, during the movement of equipment, it is anticipated that there will be a temporary increase in noise levels, and noise levels could reach significant levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

34. 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:

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. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The proposed commercial project will not have an adverse impact upon population and housing in Riverside County.

- a) There are no existing residences onsite, and therefore no existing residences will be displaced as a result of this project. There will be no impacts.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less the County's median income. Therefore, there will be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there will be no impact.
- d) The project is not located within a County Redevelopment Project Area. Therefore, there will be not impact.
- e) The project will not cumulatively exceed official regional or local population projections. Therefore, there will be no impact.
- f) Development of the project site will have less than significant impact on inducing substantial population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

This project 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 within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787, CFC, and CBC. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the small size of the proposed project, it will not create any impact on fire services. The project will not directly physically alter existing facilities or result in the construction of a new facility. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. Due to the small size of the proposed project, it will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. In addition, the project will not require the provision of new or altered government facilities at this time. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Schools

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact

The project site is located in the Lake Elsinore Unified School District. A new 129,611 square foot contractor's storage yard, proposing no buildings or structures, will not create a large new number of jobs or attract significant numbers of people or families to the area and therefore will not result in an increase in the number of students. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Libraries

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create a new demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services. As a result, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Health Services

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

Findings of Fact:

The use of the proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing health service facilities or result in the construction of new or physically altered facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

7. 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"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

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

Findings of Fact:

a-b) The project is a contractor's storage yard that will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environment, because the project site does not propose any structures or buildings. There will be no impacts.

c) The project site is not located within County Service Area, so there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

8. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no bike paths or trails proposed for this area. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

9. Circulation

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

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The Transportation Department exempted this project from the requirements of a Traffic Study. This project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). The project will have no impact.
- b) Ordinance No. 348 section 18.12 does not require any on-site parking for the proposed use, so the project exceeds the parking standards based on the provision of spaces that are required per the County's parking requirements. The project will have no impact.
- c) This project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have no impact.
- d) This project will not alter waterborne, rail or air traffic. The project will have no impact.
- e) This project will have no impact in substantially increasing hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The project will have no impact.
- f) Mermack Avenue (off-site) from the easterly project boundary to Crater Drive shall be improved with 24' AC pavement (12' project side and 12' on the other side of the centerline), AC dike and 4' graded and compacted shoulders (both sides) within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the center) per modified County Standard No. 138, Ordinance No. 461). Sufficient public street right of way along Mermack Drive shall be conveyed for public use for a 59 foot half-width right of way. Sufficient public street right of way for a 60 foot half-width right of way including corner cutbacks The impact will be less than significant.
- g) Because these are minor road improvements, the project is not anticipated to cause an effect upon circulation during the project's construction. The impact will be less than significant.
- h) Review and standard Conditions of Approval from the Riverside County Fire Department has ensured that this project will not result in inadequate emergency access or access to nearby uses. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) This project will not cause conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. 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:

There are no bike trails located near the projects. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

11. Tribal Cultural Resources

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

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 23, 2017. The Pala tribe deferred to closer tribes. Consultations were requested by the Pechanga Band of Luiseno Mission Indians and the Soboba Band of Luiseno Indians. No response was received from the Rincon, Ramona, Colorado River Indian Tribes or the Cahuilla Band of Indians. Consultation with Pechanga took place on June 14, 2017. It was noted that there are two drainages on the property and that the area is important to Pechanga. It was agreed that the project be conditioned for monitoring. The conditions of approval were provided to the tribe on June 15, 2017 and consultation was concluded the same day. Consultation with Soboba was held in person on May 15, 2017. Soboba requested that the standard conditions of approval be applied to the project. The conditions of approval were provided to the Tribe on June 15, 2017 and consultation was concluded on August 1, 2017. No tribal cultural resources were identified by either tribe. Because there are no tribal cultural resources present as defined in Public Resources Code section 21074, the Project will have no impact on tribal cultural resources. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

12. Water

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

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

Findings of Fact:

a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities because there are no structures or buildings proposed for this project site. There will be no impacts.

b) If any structures are proposed in the future, the structures must go through the review process with Department of Environmental Health for an approved water source and wastewater disposal. (COA 10-E Health – No Structures). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities because there are no structures or buildings proposed for this project site. There will be no impacts.

b) If any structures are proposed in the future, the structures must go through the review process with Department of Environmental Health for an approved water source and wastewater disposal. (COA 10-E Health – No Structures). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Solid Waste

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

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

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

Findings of Fact:

a) Due to the size of the project, impacts are seen as less than significant as it is not anticipated to exceed established landfill capacities within Riverside County. There will be no impacts.

b) This project will comply with federal, state and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)). There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Source:

Findings of Fact:

a-d) the project will not require or result in the construction of new community, utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure is the property is connected to the appropriate utilities. The project is not anticipated to be in conflict with nor create any impacts associated with the adopted energy conservation plans. As a result, there will be no impacts.

e-f) Street lighting exists for access to the project site. The project will not have an incremental impact on the maintenance of public facilities, including roads. Therefore, the impact is considered less than significant.

g) The project will not require additional governmental services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Energy Conservation

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

Findings of Fact:

There are no energy conservation plans that are required to be complied with for this particular use. There will be no impacts

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

18. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

VII. AUTHORITIES CITED

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

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



*Juan C. Perez
Agency Director*

07/06/18, 2:12 pm

PP26224

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26224. 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 PP26224 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. County Wide Design Guidelines and Standards 2. County Design Guidelines

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Amended No. 1, dated 4/3/2017.

Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 1, dated 4/3/2017.

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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) • 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. 457 (Building Requirements) • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) • 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. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) • Ord. No. 857 (Business Licensing) • Ord. No. 915 (Regulating Outdoor Lighting) • Ord. No. 927 (Regulating Short Term Rentals)

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

The Plot Plan is a contractor's storage yard for the sole use of storing material. The project will not have any structures, but will provide a 7 foot perimeter fencing for screening materials. The project is a 4.42 acre parcel that will use 2.90 acres for storing equipment for the contractor's storage yard, located west of El Toro Cutoff and north of Mermack Ave.

ADVISORY NOTIFICATION DOCUMENT

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 - 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. 3 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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. 4 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. 5 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. 6 0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

BS-Grade. 7 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.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 7 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

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

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

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

BS-Grade. 8 0010-BS-Grade-USE - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control &

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8

0010-BS-Grade-USE - SLOPES IN FLOODWAY (cont.)

Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

BS-Plan Check

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. This includes fences over 7' in height.

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

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 - NO STRUCTURES

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - NO STRUCTURES (cont.)

Review of PP26224 was conducted for a contractor's storage yard that will not be proposing any structures.

If any structures are proposed, the structures must go through the review process with the Department of Environmental Health for an approved water source and wastewater disposal.

Please call 951-955-8980 for any additional questions.

Fire

Fire. 1 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.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Plot Plan (PP) 26224 is a proposal for a contractor storage yard on a 4.53-acre site in the Meadowbrook area. The site is located on the northeast corner of Mermack Avenue and El Toro Cutoff Road, approximately 1,500 feet north of Highway 74.

The western portion of the site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcfflood.org>. Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures. These floodplains will be shown simply as flood prone areas without specific depths and other flood hazard data. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

There is another natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the southeast corner of the site. The two watercourses merge immediately downstream and south of the site. They form the upstream end of Arroyo Del Toro. It should be noted that these watercourses may be classified as "waters of the United States" or a "jurisdictional streambed". There are no drainage facilities in the area other than a road culvert under Crater Drive, which is east of the site. The roads in the area could become impassable.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)
which could hinder access to the site even in minor storm events. All watercourses shall be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area. There is adequate area outside of the natural watercourses for building sites. This project intends to use pervious surfaces/Class II Base throughout the site. It is anticipated that this pervious surface would not generate an increase in peak flow rates or impacts to water quality. Therefore, a water quality management plan (WQMP) will not be required.

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 - GEO02544 ACCEPTED

County Geologic Report GEO No. 2544, submitted for the project Plot Plan No. 26224 (PP26224), was prepared by LGC Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Evaluation for the Proposed Development of Lot 8, Mermack Avenue, Lake Elsinore, County of Riverside, California," dated March 17, 2017.

GEO No. 2544 concluded:

- 1.The subject site is not located within a State of California Earthquake Fault Zone and no faults were identified on the site during our site evaluation.
- 2.The proposed development will primarily consist of compacted fill over dense bedrock. Therefore, the potential for post construction liquefaction and liquefaction-induced dynamic settlement is considered low.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-USE - GEO02544 ACCEPTED (cont.)

3. Due to the low potential of liquefaction, the potential for lateral spreading is also considered low.

4. Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential settlement should be anticipated between nearby columns or walls where a large differential loading condition exists. Settlement estimates should be evaluated by LGC Geotechnical when foundation plans are available.

5. Based on the results of preliminary laboratory testing done, site soils have a "Very Low to Low" expansion potential.

6. Moderate to difficult ripping utilizing heavy-duty excavation equipment should be anticipated for the tonalite bedrock. The difficulty of rippability of the tonalite bedrock is anticipated to increase with depth.

GEO No. 2544 recommended:

1. Prior to grading of areas to receive structural fills, engineered structures or improvements, the areas should be cleared of surface obstructions, vegetation, debris, and potentially compressible or otherwise unsuitable material.

2. Holes resulting from the removal of buried obstructions, which extend below proposed removal bottoms, should be replaced with suitable compacted fill material.

3. In order to provide a relatively uniform bearing condition for the planned structural improvements, we recommend that removals extend a minimum depth of 3 feet below existing grade or 1-foot below proposed footings, whichever is greater.

4. In order to provide a uniform bearing, the bedrock/fill transition should be over-excavated a minimum of 1-foot below the bottom of proposed footings and extend 3 feet laterally beyond the edges of the proposed footings.

This update to GEO No. 2544 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2544 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 5

0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to the 1 sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - LIMIT ON SIGNAGE (cont.)
the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 6 0010-Planning-USE - 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 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

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Planning

Planning. 6 0010-Planning-USE - LOW PALEO (cont.)
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. 7 0010-Planning-USE - NO OFF-ROAD USES ALLOWED

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

Planning. 8 0010-Planning-USE - NO OUTDOOR ADVERTISING

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

Planning. 9 0010-Planning-USE - NOISE MONITORING REPORTS

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 10 0010-Planning-USE - PDA05046R1 ACCEPTED

County Archaeological Report (PDA) No.5046 submitted for this project (PP26179, PP26224) was prepared by LSA and is entitled: "Cultural Resources Assessment Brent Engineering Riverside Project Plot Plans 26179 and 26224 Riverside County, California" dated April 2017. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on May 19, 2017. Revised County Archaeological Report (PDA) No. 5046r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2017. This report was received on 6/13/2017 and accepted by the County Archaeologist on 6/15/2017. PDA05046r1 concludes: The survey identified one historic archaeological site, a

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Planning. 10 0010-Planning-USE - PDA05046R1 ACCEPTED (cont.)
foundation that is not a significant. PDA05046r1 recommends: archaeological monitoring during ground disturbing activities. These documents are herein incorporated as a part of the record for project.

Planning. 11 0010-Planning-USE - PHASE BY NEW PERMIT

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

Planning. 12 0010-Planning-USE - PHASES ALLOWED

Construction of this project may be done in 2 (two) 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. 13 0010-Planning-USE - PRESERVE NATIVE TREES

The existing native specimen trees on the subject property identified for preservation on APPROVED EXHIBIT A shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 14 0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 15 0010-Planning-USE - RECLAIMED WATER

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

Planning. 16 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

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Planning

Planning. 16 0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

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.

Planning. 17 0010-Planning-USE*- MAINTAIN LICENSING

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

Planning. 18 0010-Planning-USE*- NO EA FOR GRADING

No environmental assessment for grading within the project boundaries shall be required provided such grading substantially conforms to the grading plan submitted as APPROVED EXHIBIT A, and does not significantly exceed 100 cubic yards of cut and 100 cubic yards of fill.

Planning. 19 0020-Planning-USE - EXPIRATION DATE-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension

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Planning. 19 0020-Planning-USE - EXPIRATION DATE-PP (cont.)
of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

Planning. 20 0020-Planning-USE - MITIGATION MONITORING

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No. 43007.

Planning. 21 0020-Planning-USE*- LIFE OF THE PERMIT

The life of Plot Plan No. 26224 shall terminate on July 1, 20____. This permit shall thereafter be null and void and of no effect whatsoever.

Planning. 22 0020-Planning-USE*- UNDEVELOPED VOID DATE

Notwithstanding any other condition of approval herein, this permit shall become null and void on July 1, _____, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition shall be placed on this application to take effect on the date specified in this condition.

Planning. 23 Gen - Planning - CAUSE FOR REVOCATION

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 revocation procedures.

Planning. 24 Gen - Planning - 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 PP26224 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 PP26224, including, but not

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 24 Gen - Planning - HOLD HARMLESS (cont.)
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.

Planning-All

Planning-All. 1 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a phase II Contractor's Storage Yard with no structures, providing 7 foot fencing with screening material. The Storage yard will be used to store equipment for the contractor's storage yard, located west of El Toro Cutoff and north of Mermack Ave. APN: 347-090-008

Planning-All. 2 0010-Planning-All-USE* - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26224 shall be henceforth defined as follows:

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-USE* - DEFINITIONS (cont.)
 APPROVED EXHIBIT A = Plot Plan No. 26224, Exhibit A, Amended No. 2, dated 4/3/2017.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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-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.

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE SCREENING

Landscape screening located from ___ to ___ shall be designed to ensure full, opaque, coverage up to a minimum height of ___ feet at maturity except that planting within ten

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE SCREENING
(cont.)

feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

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

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - CONSERVATION EASEMENT Not Satisfied

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas discussed in document, Determination of Biologically Equivalent or Superior Preservation, Brent Engineering Riverside Facility APN's 347-090-008 and 347-090-014, County of Riverside, California, by Hernandez Environmental Services, May 4, 2018. The easement or deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS CONDITION 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-EPD. 3 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied

The constrained areas will conform to the drainage channel. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine Area)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department. The ECS map must be stamped by the Riverside County Surveyor with the following notes. "No disturbances may occur within the boundaries of the Delineated Constraint Area (Riparian/Riverine Area)." "Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (Riparian/Riverine Area)." "Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Area). Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased." "The perimeter of the Delineated Constraint Area (Riparian/Riverine Area) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area (Riparian/Riverine Area). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

050 - Planning-EPD. 4 0050-Planning-EPD-MAP - RCS DEDICATION Not Satisfied

Drainage area set aside for avoidance as described in document; Determination of Biologically Equivalent or Superior Preservation, Brent Engineering Riverside Facility APN's 347-090-008 and 347-090-014, County of Riverside,

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50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 4 0050-Planning-EPD-MAP - RCS DEDICATION (cont.) Not Satisfied

California, by Hernandez Environmental Services, May 4, 2018 shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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. 2 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. 3 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. 4 0060-BS-Grade-USE - 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) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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 - 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied

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 - 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. 9 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 KEEP FLOODPLAIN CLEAR Not Satisfied

This project site is within the Special Flood Hazard Area for the 100-year floodplain shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The floodplain must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

060 - Flood. 2 0060-Flood-USE SUBMIT GRADING PLANS Not Satisfied

A copy of the grading plans and any necessary hydrologic and hydraulic calculations along with supporting documentation 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.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 0060-Planning-USE - SKR IN PLAN & OCC HABITAT (cont.) Not Satisfied

if any. The report must be submitted to the Planning Department - Information Services Counter for review and acceptance. The accepted biological report shall be forwarded to the Planning Department - Advanced Planning Division for archival purposes.

c. Notwithstanding the forgoing, biological reports shall not be required for a proposed permit if there exists a biological report prepared by a biologist permitted by the U.S. Fish and Wildlife Service to trap the Stephens' kangaroo rat for scientific purposes covering the affected area within 12 months of the date of the application of the proposed permit. This condition shall no longer be applicable if the Core Reserves have been completed.

060 - Planning. 5 0060-Planning-USE*- MITIGATION MONITORING Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 43007 which must be satisfied prior to the issuance of a grading permit.

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

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- BIOLOGICAL MONITOR Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 2 0060-Planning-EPD- MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate off-site mitigation credits (0.78 acres) have been purchased in accordance with the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD- MITIGATION CREDITS (cont.) Not Satisfied
mitigation measures described in the document entitled, Determination of Biologically Equivalent or Superior Preservation, Brent Engineering Riverside Facility APN's 347-090-008 and 347-090-014, County of Riverside, California, by Hernandez Environmental Services, May 4, 2018.

060 - Planning-EPD. 3 0060-Planning-EPD-FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

Survey

060 - Survey. 1 0060-Survey-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, and if needed, 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.

Transportation

060 - Transportation. 1 0060-Transportation-USE - 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.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN (cont.) Not Satisfied

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.

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

Prior to obtaining grading permit final, the applicant shall obtain rough grade approval from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a grading permit final. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent stabilization of the site prior to receiving a rough grade permit final.

070 - BS-Grade. 2 0070-BS-Grade-USE -IF WQMP IS 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) and ensure that all water quality treatment control BMPs have been included on the grading plan.

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit final: The developer shall prompt the archaeologist to 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 curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would 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.

070 - Planning. 2 0070-Planning-USE - PHASE IV CULTURAL REQ. 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

Plan: PP26224

Parcel: 347090008

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT.

Planning

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

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 45 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

080 - Planning. 2 0080-Planning-USE - BLOWSAND & DUST CONTROL Not Satisfied

The permit holder shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to:

a) The use of irrigation during any construction activities;

b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windrows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety Department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

080 - Planning. 3 0080-Planning-USE - FEE BALANCE Not Satisfied

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

080 - Planning. 4 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 6 0080-Planning-USE*- ALLOW UNDERGROUND UTIL. Not Satisfied

he permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company the Imperial Irrigation District, whichever is the appropriate utility, confirming whether or not the overhead electrical lines within 30' are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

Plan: PP26224

Parcel: 347090008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-USE*- MITIGATION MONITORING (cont.) Not Satisfied

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 43007 which must be satisfied prior to the issuance of a building permit.

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

080 - Planning. 8 0080-Planning-USE*- WASTE MGMT. CLEARANCE Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated __, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST 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 Mermack Avenue.
- (2) Graffiti abatement of walls and other permanent structure along Mermack Avenue.

080 - Transportation. 2 0080-Transportation-USE - LANDSCAPING 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 Mermack Avenue 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. 3 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:

Plan: PP26224

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

- 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. 4 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. Plant palette must be approved by the Biology Department. 2. Final planting areas must be coordinated with final right-of-way configuration & civil engineering plan checker. 3. Should the right-of-way be installed at a later date, Construction Documents must include a provision to insure street trees are installed to meet the requirements of Ordinance 460. 4. Final fencing must be located outside of the ultimate road right-of-way.

080 - Transportation. 5 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along El Toro Cutoff Road shall be conveyed for public use to provide for a 60 foot full-width right-of-way including standard corner cutback per Standard No. 106, Section "A" and Standard No. 805, Ordinance 461.

080 - Transportation. 6 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.

90. Prior to Building Final Inspection

BS-Grade

Plan: PP26224

Parcel: 347090008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - NO PRECISE GRD APRVL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT.

Planning

090 - Planning. 1 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 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. 2 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

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

090 - Planning. 3 0090-Planning-USE - ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26224 is calculated to be 4.53 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 4 0090-Planning-USE - PARKING DUST TREATMENT Not Satisfied

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

090 - Planning. 5 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. 6 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied

Two (2) trash enclosures which are adequate to enclose a minimum of 2 (two) bins shall be located as shown on the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE - TRASH ENCLOSURES (cont.) Not Satisfied

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

090 - Planning. 7 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. 8 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning. 9 0090-Planning-USE*- MITIGATION MONITORING Not Satisfied

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 43007. The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 10 0090-Planning-USE*- WALL/BERM REQUIRED Not Satisfied

A minimum six (6) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along ____.

The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

090 - Planning. 11 0090-Planning-USE*- WOOD FENCE REQUIRED Not Satisfied

A minimum six (6) foot high solid wood fence combination landscaped earthen berm and solid wood fence shall be constructed along El Toro Cutoff. The wood fence shall have steel fence posts. The required fence and/or berm shall be subject to the approval of the Director of the Department of Building and Safety.

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-MAP - FENCE INSTALL Not Satisfied

Prior to final inspection, the fencing described in the approved fencing plan shall be installed for PP26179 and shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Avoidance Area. Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The

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90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1 0090-Planning-EPD-MAP - FENCE INSTALL (cont.) Not Satisfied

fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along Mermack Avenue.
- (2) Graffiti abatement of walls and other permanent structures along Mermack Avenue.

090 - Transportation. 2 0090-Transportation-USE - 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 Website: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 3 0090-Transportation-USE - IMPROVEMENT Not Satisfied

Mermack Avenue along project boundary is designated MAJOR HIGHWAY and shall be improved with 24' AC pavement (12' project side and 12' on the other side of the centerline), AC dike, and 4' graded and compacted shoulders (both sides) within the 89' part-width dedicated right-of-way (59' on the project side and 30' on the opposite side of the centerline) improvement per County Standard No. 138, Ordinance 461. (Right-of-way dedication ((project side)) per Standard No. 93, Ordinance 461.)

NOTE: 1. AC dike shall be constructed as determined by the Director of Transportation per County Standard No. 212, Ordinance 461.

2. A cash-in-lieu payment may be paid for portion of required improvement from 120' east of the centerline of proposed driveway to El Toro Cutoff Road as directed by the Director of Transportation.

3. Gate shall be install 35' radial from future flowline (73' radial from existing centerline).

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-USE - IMPROVEMENT (cont.) Not Satisfied

4. The proposed driveway curb return radius shall be 35' minimum.

5. A 24' wide AC driveway shall be constructed as directed by the Director of Transportation.

6. Fences shall be installed/relocated outside the ultimate road right-of-way.

7. Project proponent shall obtain all necessary clearances from the US Army Corps of Engineers and/or the California Fish and Game agency.

090 - Transportation. 4 0090-Transportation-USE - IMPROVEMENT (ON-SITE) Not Satisfied

Mermack Avenue (off-site) from the easterly project boundary to Crater Drive shall be improved with 24' AC pavement (12' project side and 12' on the other side of the centerline), AC dike, and 4' graded and compacted shoulders (both sides) within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) per modified County Standard No. 138, Ordinance 461.

NOTE:

AC dike shall be constructed as determined by the Director of Transportation per County Standard No. 212, Ordinance 461.

090 - Transportation. 5 0090-Transportation-USE - LANDSCAPING 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 Mermack Avenue. 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 Mermack Avenue.

090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR (cont.) Not Satisfied
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 - LNDSCPE INSPCTN RQRMENTS 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. 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.

090 - Transportation. 10 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 11 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied

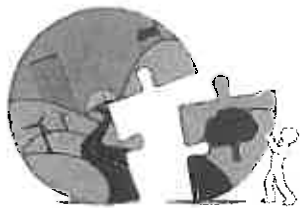
The street design and improvement concept of this project shall be coordinated with PP26179.

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.

P 26224



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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Brent Engineering Inc

Contact Person: Ron Burek E-Mail: ron@brentpacific.com

Mailing Address: 20 Old Ranch Road

Laguna Niguel Street California 92677
City State ZIP

Daytime Phone No: (949) 633-9917 Fax No: (949) 388-1256

Engineer/Representative Name: Brent Engineering Inc

Contact Person: Ron Burek E-Mail: ron@brentpacific.com

Mailing Address: 20 Old Ranch Road

Laguna Niguel Street California 92677
City State ZIP

Daytime Phone No: (949) 633-9917 Fax No: (949) 388-1256

Property Owner Name: Brent Engineering Inc

Contact Person: Ron Burek E-Mail: ron@brentpacific.com

Mailing Address: 20 Old Ranch Road

Laguna Niguel Street California 92677
City State ZIP

Daytime Phone No: (949) 633-9917 Fax No: (949) 388-1256

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

APPLICATION FOR LAND USE AND DEVELOPMENT

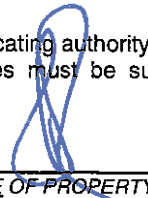
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; 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.)

Ron Burek - Brent Engineering Inc
PRINTED NAME OF PROPERTY OWNER(S)


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): 347-090-008

Approximate Gross Acreage: 4.53

General location (nearby or cross streets): North of hwy 74, South of Mermac Ave, East of El Toro Cutoff, West of Crater St

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Contractors Storage Yard - no structures - surfacing to be pervious class 2 base
Surrounding 3ft chain link fence with visibility screening
Improvements to Mermack ave

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 17.100.020 (B) (m) ix Contractors Storage Yard

Number of existing lots: 1

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 type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	109086	Contractor Storage Yard
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): _____

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: Brent Engineering Inc

Address: 20 Old Ranch Road Laguna Niguel, CA 92677

Phone number: 949 633-9917

Address of site (street name and number if available, and ZIP Code): Mermac Ave 92532

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: Book 15 Page 92 Parcel 5

Specify any list pursuant to Section 65962.5 of the Government Code: none

Regulatory Identification number: none

Date of list: March 14, 2017

Applicant: _____ Date March 14, 2017

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 March 14, 2017

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

WARM SPRINGS COMMUNITY ADVISORY COUNCIL

Wednesday, July 26th - 6:00 pm

**NOTE – Location Change:
Lakeland Village Community Center
16275 Grand Ave., Lake Elsinore**

MEETING AGENDA

I. Pledge of Allegiance

II. Roll Call

_____ Mary-Rita Appleman Thompson (Chair)
_____ Valarie McNeal Smith (Vice Chair)
_____ Jeannie Corral

_____ Catherin Appleman (Secretary)
_____ Tim Hodges
_____ Chris Smith (Alternate)

III. Approval of Minutes

IV. Reports (3 minutes each)*

- a. Sheriff Update
- b. Fire Update
- c. Code Enforcement Update
- d. City of Lake Elsinore
- e. Update from Assemblywoman Melissa Melendez's office
*upon availability

V. New Business

- a. Election of Officers
- b. New Development Proposal - Brent Engineering Maintenance Facility, Ron Burek

VI. Old Business

VII. Report from Supervisor Jeffries' Office

VIII. Public Comments*

IX. Board Comments

Items for Future Agendas

X. Date of Next Meeting: TBD

1st District Supervisor Kevin Jeffries: 16275 Grand Avenue, Lake Elsinore 92530
Phone: (951) 471-4500 Fax: (951) 471-4510 DISTRICT1@rcbos.org
<http://www.rivcodistrict1.org/>

*Alternative formats available upon request. If you require reasonable accommodation, please contact District 1 at DISTRICT1@rcbos.org two weeks prior to the meeting.

*Time permitting, those wishing to ask one question or make a single comment after a presentation, should raise their hand. After being recognized by the board, please stand up, state your name and ask your question or make your comment and please sit down.

*New issues raised during the public comment period will not be discussed by the council during that meeting, they may, if warranted, be included as a future item.

*The Warm Springs CAC is advisory to Supervisor Kevin Jeffries, not to Riverside County Staff.



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY



Patricia Romo, P.E.
Director of Transportation

Transportation Department

MEMORANDUM

Date: June 23, 2017
To: Mark Hughes, Transportation Department
Desiree Bowie, Planning Department
Project Number: **PP26224**
Project Name: **Brent Engineering Facilities – Lot 8**
Landscape Submittal: **Landscape Concept Plan – 2nd**
Bluebeam Session: **538-347-137**
Landscape Plan Consultant: Elaine Sitz / Denise Armijo (VDLA Landscape Architects)
951-955-0924 or 619-294-8484
esitz@VDLA.us, darmijo@VDLA.us, marhughe@rivco.org

Recommendation: **APPROVE WITH STANDARD CONDITIONS PLUS ADDITIONAL
CONDITIONS AS NOTED BELOW**

1. Plant palette must be approved by the Biology Department.
2. Final planting areas must be coordinated with final right-of-way configuration & civil engineering plan checker.
3. Should the right-of-way be installed at a later date, Construction Documents must include a provision to insure street trees are installed to meet the requirements of Ordinance 460.
4. Final fencing must be located outside of the ultimate road right-of-way.

END MEMO



Western Riverside County MSHCP Biology Report Review/Intake

PDB06505 Response
PDB06506 Response

D0111
D0112

HANS02344
HANS02348

Date Received	Date Given to Reviewer	Reviewer
3/20/18	3/21/18	Don Copeland

APN(s)
347-090-008, 347-090-014

Consulting Firm:	Agreement?
Hernandez Environmental Services	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

Report Summary:

Report Type:	<input type="checkbox"/> DBESP (Section 6.1.2)	<input type="checkbox"/> Riparian/Riverine/Vernal Pools (Section 6.1.2)
	<input type="checkbox"/> Jurisdictional Delineation	<input type="checkbox"/> MSHCP Consistency and Analysis:
	<input type="checkbox"/> General Biological Assessment	<input type="checkbox"/> Habitat Assessment(s):
	<input type="checkbox"/> Focused Survey:	<input checked="" type="checkbox"/> Other: Response
Case:	PAR01517 & PAR01520	Set ID: ()
Date:	3/16/18	

Notes regarding: Emailed confirmation of submittal of the report to the consultant.
 Report submitted to FTP site.
 PDB Scanned into Laserfiche Date: 3/21/18 By: TH

Comments:



Received on:
March 20, 2018



BIOLOGY & ENVIRONMENTAL COMPLIANCE SOLUTIONS

March 16, 2018

State of California
Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764

**PDB06505 Response
D0111
HANS02344 - PAR01517**

United States Department of the Interior
Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92262

**PDB06506 Response
D0112
HANS02348 - PAR01520**

Attention: Karin Cleary Rose and Heather Pert

Subject: Riparian/Riverine DBESP for the Brent Engineering Facility, Elsinore Plan Area,
unincorporated Riverside County

On behalf of the Brent Engineering, Hernandez Environmental Services (HES) is providing this response to your comment letter on the DBESP for the Brent Engineering Facility, dated March 5, 2018.

Comment No. 1: Locations and Amounts of Riparian/Riverine Impacts

The Wildlife Agencies are unclear regarding the extent of Project-related impacts to MSHCP riparian/riverine resources due to discrepancies between the figures and the text in the DBESP and the Project's General Biological Assessment report (BA). Figures 3 and Figure 7 display manufactured slopes within the main western drainage on APN 347-090-008; in contrast, the text of the DBESP states that this drainage will be completely avoided. The installation of manufactured slopes in a drainage is considered an impact, so the assessed area of the Project's riverine impacts may need to be revised upward.

The DBESP and the BA contain contradictory information regarding how many culverts the Project proposes to install in the local drainages. Figure 3 in the BA shows only one culvert, which would be installed in the most easternmost drainage. In contrast, Figure 3 in the DBESP shows two proposed culverts: one in the easternmost drainage, and another in the main western drainage.

The Wildlife Agencies request that the County provide us with amended figures and text for the DBESP to clarify the number, size, and locations of all culverts which the Project proposes to install in drainages. Please also clarify if the Project intends to install manufactured slopes in the larger western drainage, and the locations and size (area) of all manufactured slopes in or adjacent to drainages. Please revise the Project's anticipated impacts to MSHCP riparian/riverine resources (and the quantity of mitigation proposed), as needed, to reflect these clarifications.

Figures 3 and 7 of the DBESP have been updated and revised, respectively. The jurisdictional ephemeral drainage course that flows across Mermack Drive at the southeast corner of APN 347-090-008 and northwest corner of APN 347-090-014 will be impacted due to the installation of three 48-inch culverts beneath the improved Mermack Drive. The original site plan included the installation of a culvert in the main western drainage crossing Mermack Drive. Due to discussions with the County, this culvert has been removed from the project plans.

The proposed manufactured slopes along the portion of the main western drainage flowing through APN 347-090-008 were designed to be constructed outside the bank of the drainage course, and will not encroach into the jurisdictional drainage. Therefore, the main western drainage that flows through APN 347-090-008 will be avoided. Due to the difficulty in geo-rectifying the site plans during the mapping process, the site plans shown in the previous figure were distorted, and the proposed manufactured slopes were stretched into the jurisdictional areas. The site plan has been removed from Figure 7 of the DBESP and Figure 8 of the BA and cross-hatching has been inserted to depict the limits of impact.

Comment No. 2: Compensatory Mitigation for Riparian/Riverine Impacts

The type of compensatory mitigation credits to be purchased (Establishment, Re-Establishment, Rehabilitation, Enhancement, or Preservation) was not specified in the proposed DBESP. Please identify the type of credits that the Project proposes to buy with specific information on the mitigation habitat characteristics such as enhanced mulefat, rehabilitated cottonwood, etc.

The Wildlife Agencies agree that the mitigation proposed for impacts to the riparian/riverine habitat on the project site is biologically equivalent or superior to 100% preservation (avoidance) if the Project can procure Establishment or Re-establishment mitigation credits inside the MSHCP Plan boundary at the proposed mitigation ratio of 3 to 1. If the Project proposes to buy Rehabilitation or Enhancement credits, which provide a smaller functional lift, then we recommend mitigating at a higher ratio to demonstrate a biologically equivalent or superior alternative to complete avoidance. Please specify which kind of credits will be purchased.

Permanent impacts to 0.26 acre of upland vegetated ephemeral stream will be mitigated at a 3:1 ration through the purchase of 0.78 acre of rehabilitation credits from the Riverside Corona Resource Conservation District in-lieu fee program, which is located within the MSHCP Plan boundary. The DBESP has been revised to state the following:

To mitigate for permanent impacts to the 0.26 acre of ephemeral drainages, the project proponent proposes to purchase rehabilitation credits from the Riverside Corona Resource Conservation District in-lieu fee program at a 3:1 ratio, totaling 0.78 acre.

Comment No. 3: Burrowing Owl Protection Measures

The Wildlife Agencies request a minor adjustment to the text in the DBESP describing the follow-up actions that the Project would take if the 30-day pre-construction survey for (recently colonized) burrowing owls found owls on the Project site. The DBESP currently states that if burrowing owls are found onsite "avoidance measures will be developed in compliance with the MSHCP..." (DBESP, p. 13).

Please adjust the text to read as follows:

"If the 30-day pre-construction burrowing owl survey finds burrowing owls on the Project site, the Project will notify CDFW and USFWS within two business days of discovering the occupied burrows, and would subsequently prepare a Burrowing Owl Protection and Relocation Plan for review and approval by the CDFW, USFWS, and the RCA prior to initiating any ground-disturbing activities on the Project site (including disking and mowing, among others)."

The DBESP has been revised to include the requested language.

Please feel free to contact me via email at shawn@hernandezenvironmental.com or by telephone at 951.334.6219 if you have any questions.

Sincerely,

Shawn Gatchel-Hernandez
Principal Regulatory Specialist

Harness, Teresa

From: Shawn Gatchel-Hernandez <shawn@hernandezenvironmental.com>
Sent: Tuesday, March 20, 2018 11:41 AM
To: Copeland, Don
Cc: Harness, Teresa
Subject: RE: Wildlife Agencies comments on the Brent Engineering DBESP
Attachments: Agencies Response to Comments.pdf

Don,

Please see the attached response to the wildlife agencies. In addition, the revised Bio Analysis and DBESP have been uploaded to the County's ftp site.

Let me know if you have any questions.

Shawn Gatchel-Hernandez
Principal Regulatory Specialist

*Hernandez Environmental Services
Environmental Compliance Solutions*

17187 Lakeshore Drive
Lake Elsinore, CA 92530
Office: (951) 579-1652
Cell: (951) 334-6219
Fax: (951) 389-3104

www.HernandezEnvironmental.com



BIOLOGY & ENVIRONMENTAL COMPLIANCE SOLUTIONS

From: Copeland, Don [mailto:dcopelan@RIVCO.ORG]
Sent: Tuesday, March 6, 2018 3:57 PM
To: Shawn Gatchel-Hernandez <shawn@hernandezenvironmental.com>
Subject: FW: Wildlife Agencies comments on the Brent Engineering DBESP

This came in this afternoon also. I scanned it quickly, let know if you would like to discuss it.

From: Beck, Carly@Wildlife [mailto:Carly.Beck@wildlife.ca.gov]
Sent: Tuesday, March 06, 2018 1:10 PM

To: Copeland, Don <dcopelan@RIVCO.ORG>
Cc: Heather.Pert <Heather.Pert@wildlife.ca.gov>
Subject: FW: Wildlife Agencies comments on the Brent Engineering DBESP

Hi Don,

Just looked at the email below and saw you were not CC'd on this on the Brent Engineering either. So I thought I would send it to you.

Let me know if you need anything or have any questions.

Cheers,

Carly Beck

Environmental Scientist
California Department of Fish and Wildlife
Region 6-MSHCP
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764
(909) 945-3294

From: Cleary-Rose, Karin [mailto:karin_cleary-rose@fws.gov]
Sent: Monday, March 05, 2018 7:11 PM
To: Baez, Ken <kbaez@rctlma.org>; Baez, Ken <KBAEZ@rivco.org>
Cc: James Thiede <james_thiede@fws.gov>; Pert, Heather@Wildlife <Heather.Pert@wildlife.ca.gov>; Laurie Correa <LDCORREA@wrcrca.org>; Martinez, Edith@Wildlife <edith.martinez@wildlife.ca.gov>; Beck, Carly@Wildlife <Carly.Beck@wildlife.ca.gov>
Subject: Wildlife Agencies comments on the Brent Engineering DBESP

Hi Ken,

Our comments are attached. A hard copy will not follow unless requested.

Karin

Karin Cleary-Rose
Inland Division Chief
U.S. Fish and Wildlife Service
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, CA 92220
(760) 322 2070 ext 406 - Please note new extension.

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[County of Riverside California](#)

Harness, Teresa

From: Harness, Teresa
Sent: Wednesday, March 21, 2018 11:34 AM
To: 'Juan@hernandezenvironmental.com'
Subject: Planning Department has received a biological report

This email is to inform you that the Planning Department has received a biological report regarding the below referenced case:

Report Name: Response
Report Date: 3/16/18
Case Number: HANS02344 – PAR01517 and HANS02348 – PAR01520
Assessor's Parcel Number(s): 347-090-014, 347-090-008
PDB Number: PDB06505 Response, PDB06506 Response
Biologist Assigned: Given to Ecological Resource Specialist

Submit along with proper identification title of report and case number, assessor parcel numbers to be viewed in PDF format through:

The County of Riverside; RCIT Secure File Transfer
Server located at website: <https://ftp.co.riverside.ca.us/>

Public: Log in using the username of: rivcodocs
Password is: P@ssw0rd (the "0" is zero)
In search (it's labeled "Filter") box type in: Biology
Check the box: Find
It will bring up a folder: BB_Planning/Biology

- **It is important to submit directly to: BB_Planning/Biology**
- **If not then it cannot be confirmed that the report has been submitted correctly.**

Upload each biological report individual with a Title name of report.
(Use same title in the email subject line; one at a time: see below)

NO ZIP files or locked files accepted.

Select Green button to: "Add Files" from your computer; select your file(s) to be added, hit "Open."

Select Gray button (labeled "Start") to upload your report.

Hit the "Logout" button in the top right when completed with the upload.

Once report has been submitted then please notify me: THarness@RIVCO.org

Place the report's title and case number in the SUBJECT line of your email

**** Please call the RCIT-Helpdesk for any assistance (951) 955-9900.

The PDB number will be given as the reference number and will be used to track the review status of the report.
Should you have any questions, please do not hesitate to call or via email.

Thank you,

Teresa Harness, Office Assistant III



*County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Telephone: (951) 955-6892
Fax: (951) 955-1811
Email: tharness@rivco.org
Planning Department Website: <http://planning.rctlma.org/>
County of Riverside California*

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Harness, Teresa

From: postmaster@NETORG58330.onmicrosoft.com
To: Juan@hernandezenvironmental.com
Sent: Wednesday, March 21, 2018 11:34 AM
Subject: Delivered: Planning Department has received a biological report

Your message has been delivered to the following recipients:

[Juan@hernandezenvironmental.com \(Juan@hernandezenvironmental.com\)](mailto:Juan@hernandezenvironmental.com)

Subject: Planning Department has received a biological report

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

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

PLOT PLAN NO. 26224 – Intent to Adopt a Mitigated Negative Declaration – EA43007 – Applicant: Brent Engineering – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Highway 74, southerly of Mermack Avenue, easterly of El Toro Cutoff Road, and westerly of Crater Drive – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan proposes a contractor's storage yard for the sole use of storing material. The project will not have any structures, but will provide an 8 foot perimeter fencing for screening materials. The project is a 4.42 acre parcel that will store equipment for the contractor's storage yard, located westerly of El Toro Cutoff and northerly of Mermack Avenue.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 10, 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 Desiree Bowdan at (951) 955-8254 or email at dbowdan@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 3, 2018,

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

APN (s) or case numbers PP26224 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

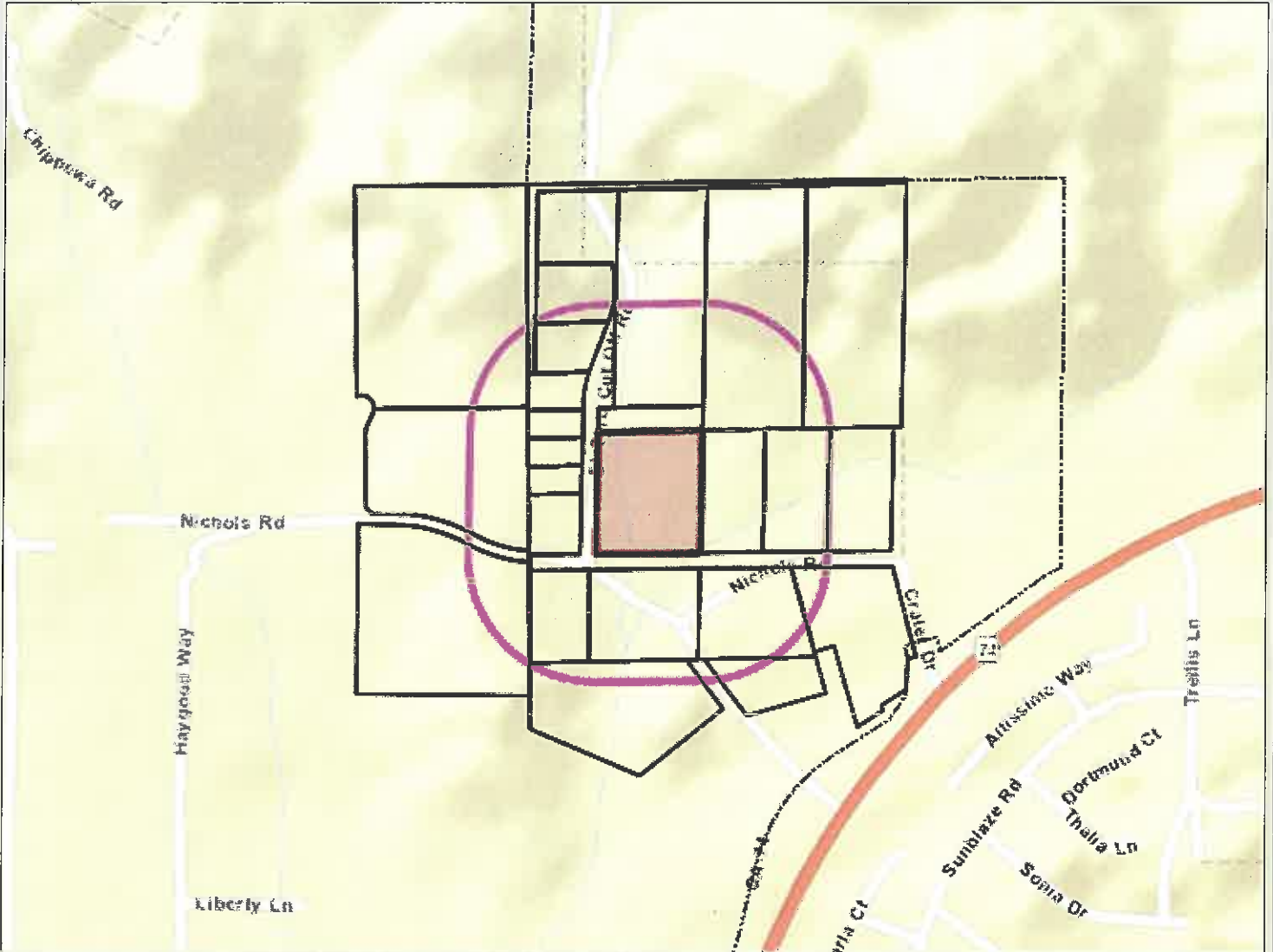
Riverside, Ca. 92502

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




10/3/18
WB

Riverside County GIS

PP26224 (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... 4/3/2018 10:32:39 AM

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347130024
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347090012
O & W HOLDINGS
19011 MERMACK AVE
LAKE ELSINORE CA. 92530

347090040
ALBERTO D LUIA
AMELIA M LUIA
P O BOX 1525
LAKE ELSINORE CA 92530

347090014
BRENT ENGINEERING INC
20 OLD RANCH RD
LAGUNA NIGUEL CA 92677

347090030
ALBERTO D LUIA
AMELIA M LUIA
P O BOX 1525
LAKE ELSINORE CA 92530

347140068
HELIX PROP IV
6795 FLANDERS DR
SAN DIEGO CA 92121

347090002
MARVIN MEISEL
246 SAND HILL CIR
MENLO PARK CA 94025

347090035
JOSE R CAZARES
ANTONIA CAZARES
28185 EL TORO RD
LAKE ELSINORE CA. 92530

347090009
MARVIN MEISEL
MABLE REED
246 SAND HILL CIR
MENLO PARK CA 94025

347080007
ALBERT D LUIA
AMELIA M LUIA
P O BOX 1525
LAKE ELSINORE CA 92531

347090036
RANDY S WOLFE
SANDRA J WOLFE
508 LA PUERTA RD
BULLHEAD CITY AZ 86429

347090041
MICHAEL HOYT
WANITA HOYT
28245 EL TORO CUTOFF RD
LAKE ELSINORE CA. 92530

347090004
AMALI D GRAHAM
20220 JEFFERSON ST
PERRIS CA 92570

347130023
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347090045
MOS GLOBAL INC
6469 LAVENDER ST
EASTVALE CA 92880

347090003
JOEL CORONADO
MARTHA ELIZABETH CORONADO
10403 COUSER WAY
VALLEY CENTER CA 92082

347090013
WALTER ALEXANDER
5443 HARCROSS DR
LOS ANGELES CA 90043

347080003
ALBERTO D LJA
AMELIA M LJA
PO BOX 1525
LAKE ELSINORE CA 92531

347090019
ALBERTO LJA
AMELIA LJA
P O BOX 1525
LAKE ELSINORE CA 92531

347090007
JOEL CORONADO
MARTHA ELIZABETH CORONADO
10403 COUSER WAY
VALLEY CENTER CA 92082

347090042
MICHAEL HOYT
WANITA HOYT
28245 EL TORO CUT OFF RD
LAKE ELSINORE CA 92532

347090005
TURBOSCAPE INC
P O BOX 1062
LAKE ELSINORE CA 92531

347090020
MIGUEL CAZARES MIRANDA
28135 EL TORO CUTOFF RD
LAKE ELSINORE CA. 92530

347090037
KATHLEEN A GONZALEZ
26921 CONTIGNAC DR
MURRIETA CA 92562

347090008
BRENT ENGINEERING INC
20 OLD RANCH RD
LAGUNA NIGUEL CA 92677

347090006
AMALI D GRAHAM
C/O 19069 VAN BUREN BLVD
NO 114 128
RIVERSIDE CA 92508

**City of Lake Elsinore
130 S. Main St.
Lake Elsinore, CA 92530**

**Brent Engineering
20 Old Ranch Rd.
Laguna Nigel, CA 92677**

**Brent Engineering
20 Old Ranch Rd.
Laguna Nigel, CA 92677**

**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

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.

PP26224/EA43007
Project Title/Case Numbers

Desiree Bowdan
County Contact Person

951-955-8254
Phone Number

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

Ron Burek – Brent Engineering
Project Applicant

20 Old Ranch Rd., Laguna Nigel, CA 92677
Address

Northerly of Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., westerly of Crater Dr.
Project Location

The Plot Plan No. 26224 proposes a phase II contractor's storage yard on a 4.42 parcel that will develop 2.9 acres for the contractor's storage yard. There will be not structures on this property. This property will be used to store equipment for the primary contractor's storage yard (PP26179), located west of El Toro Cutoff Rd and north of Mermack Ave.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$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 NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA43007 ZCFG6376

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06376)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Brent Engineering Inc
20 Old Ranch Rd
Laguna Niguel, Ca 92677

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06376	03/16/2017	03/16/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06376	0452 - CF&G TRUST: RECORD FEES	\$50.00
28573 El Toro Cut Off Perris,		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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

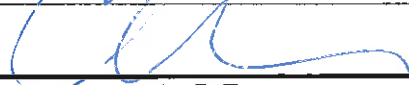
Agenda Item No.

3.2

Director's Hearing: September 10, 2018

PROPOSED PROJECT

Case Number:	Plot Plan No. 180042	
CEQA Exempt	Section 15303 (New Construction or Conversion of Small Structures)	Applicant: David and Teresa Johnson
Area Plan:	Lake Mathews/Woodcrest	Representative: David Johnson
Zoning Area/District:	Gavilan Hills Area	
Supervisory District:	First District	
Project Planner:	Bahelila Boothe	
Project APN:	289-532-014	


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 180042 proposes to establish a Class I Dog Kennel (5 to 10 dogs). The project site includes an approximate 2-acre parcel with existing rail/chain link fencing and a containment fence around the perimeter of the property. Two (2) existing 10 x 10 dog kennels are installed adjacent to the existing home and each kennel will be enclosed by a 6-foot tall chain link fence.

The project site is located north of Highway 74, east of Olive Street, south of Santa Rosa Mine Road, west of Piedras Road, and is located within the Lake Mathews/Woodcrest Area Plan and the First Supervisory District. The project site has an address of 17760 Silver Hawk Trail in Perris, CA.

PROJECT RECOMMENDATION

STAFF RECOMMENDATION:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

FIND PLOT PLAN NO. 180042 exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures) based on the findings set forth in this staff report; and

APPROVE PLOT PLAN NO. 180042, subject to the attached Conditions of Approval, Advisory Notification Document, and based upon the findings and conclusions incorporated in the 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:	Estate Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential
East:	Rural Community: Estate Density Residential (RC: EDR)
South:	Rural Community: Estate Density Residential (RC: EDR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Residential Agricultural (R-A-2)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	One-Family Dwellings
East:	One-Family Dwellings (R-A)
South:	One-Family Dwelling (R-A)
West:	One-Family Dwelling (R-A)
Existing Use:	Single-family residence
Surrounding Uses	
North:	Residential
South:	Residential
East:	Residential
West:	Residential

Located Within:

City's Sphere of Influence:	Not in City Sphere
Community Service Area ("CSA"):	CSA 152
Recreation and Parks District:	Riverside County Regional Parks & Open Space
Special Flood Hazard Zone:	No

Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Subsidence Area:	No
Fault Zone:	No
Fire Zone:	High Fire and State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Within Zone “B”
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – Within the Fee Area
Airport Influence Area (“AIA”):	March Air Reserve Base, Zone E

PROJECT BACKGROUND AND ANALYSIS

This Plot Plan is for the establishment of a Class I Dog Kennel (5-10 Dogs), located on a residential property, which contains a single family detached home and is approximately 2-acres in area. Two, 10-foot by 10-foot kennel enclosures, surrounded by a 6-foot tall chain link fence, will be installed. No other new construction is proposed in conjunction with this Plot Plan. To provide additional security, the applicant has stated that a radio frequency perimeter containment system has been installed and that each dog wears a receiver, which becomes energized when in close proximity of the perimeter, preventing them from leaving the property. Dogs are allowed outside during the day but are required by the Home Owners Association (“HOA”) to be inside, between the hours of 10:00pm and 7:00am, daily. These activity hour restrictions have been re-stated as a project condition of approval. Additionally, a condition of approval has been applied that requires at least one person to be onsite at all times to manage the dogs.

The project site has a code violation (CV1800208) for excessive animals. This Plot Plan has been submitted for approval consideration and to rectify the code violation by obtaining entitlement approval, followed by acquiring a Dog Kennel license. Both Code Enforcement and Animal Services have visited the site, responding to a violation of excessive animals, as well as some neighborhood complaints. Reports from Animal Services state that the dogs are in good health and that all have been appropriately vaccinated. The neighborhood complaints involve disputes between adjacent property owners, over the general operations and maintenance of the dogs.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL FINDINGS

The proposed Project has been determined to be categorically exempt from CEQA, as set forth per Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; or the conversion of existing small structures from one use to another where only minor modifications are made in the exterior

of the structure. Pursuant to Section 15303, examples of this exemption include accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

The proposed Project is to allow for the operation of a Class I Dog Kennel (5 to 10 dogs). The Project site will be comprised of 2 dog kennels which will be enclosed within a 6-foot tall galvanized chain link fence. The runs will be approximately 10-feet x 10-feet in area. The dogs will sleep in designated kennels with food and water. Total square footage of the kennels will be approximately 100 square feet. As result of this limited amount of new construction and establishment of a dog kennel use, the project is categorically exempt based on Section 15303 (New Construction or Conversion of Small Structures) of the State CEQA guidelines.

Additionally, no exception to the Section 15303 exemptions apply, based upon the following:

- a) The project site is not located in a sensitive environmental area. The proposed project site is not located within a Western Riverside County Multi-Species Habitat Conservation Plan ("WRMSHCP") cell group and is comprised of an approximate 2-acre lot, developed with a single-family residence. Surrounding the project site are other residential uses.
- b) In reviewing the Land Management Cases/Permits in Riverside County 'Map My County' there are no existing or proposed kennels within the vicinity of the Project site. Presently, there are no other new applications for Dog Kennels within the vicinity of the Project site. A concentration of dog kennels does not exist within the vicinity of the Project site; therefore, a cumulative impact does not exist.
- c) There are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the Project. The proposed use is for a Class I dog kennel. The Project site is currently developed with a single family residence. The Project area is located in a single-family neighborhood. The topography of the site is relatively flat with rock out cropping on east side of property.
- d) No waterways are located in the vicinity of the site. No faults are located on the site, nor is the site within a half mile of a fault. The site is not located within a flood zone. Therefore, the activity of the proposed kennel and standard conditions of approval will not create a significant effect on the environment due to unusual circumstances existing on or near the Project site.
- e) 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.

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. 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. The Project site has a General

Plan Land Use designation of Rural Community: Estate Density Residential (RC: EDR), and is located in the Lake Mathews/Woodcrest Area Plan. The types of uses that are encouraged and expected in this land use designation include single-family detached and accessory secondary residences, limited agriculture, and animal keeping; however, intensive animal keeping is discouraged. The minimum lot size for the RC: EDR land use designation is 2-acres and the project site meets that minimum.

2. The overall development of the land is designed for the protection of the public health, safety, and general welfare. The project scope includes the establishment of a Class I Dog Kennel (5-10 Dogs), within a residential property, which includes an existing single family detached home. All necessary infrastructure to support the primary use of residential exists, and the dog kennel is a secondary, ancillary use. The site contains a perimeter fence and upon approval of this Plot Plan, additional internal fencing will be constructed around the kennel area. The existing site, in conjunction with this project's conditions of approval, will result in a use that will not negatively impact the public health or safety.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. Class I Dog Kennels are a permitted with the Residential Agricultural Zone, subject to Plot Plan approval, and this use complies with the development standards within Ordinance No. 348 (Land Use).
4. Pursuant to the Transportation Department, due to the small project scope and negligible impacts, no traffic study, nor new street, sidewalk, or drainage improvements will be required.
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 proposed project is to entitle the operation of a Class I Dog Kennel and does not include property subdivision.

Development Standard Findings:

6. Pursuant to Section 18.45.b.2. of Ordinance No. 348 (Land Use), a Class I Kennel is permitted in the Residential Agricultural (R-A) Zoning Classification with an approved plot plan. The subject site for the proposed Class I Kennel is Zoned R-A.
7. The proposed use complies with the development standards for a Class I Kennel based on the following:
 - a. Class I Kennels may be located on lots in conjunction with detached single family dwelling units. The project site includes a single family home. This project meets this development standard.
 - b. The minimum lot size for a kennel in a residential agricultural zone is one gross acre. The Project site is approximately 2-acres, which meets this requirement.

- c. The applicant shall obtain and maintain all necessary licenses from the Riverside County Health Department. Upon approval of this Plot Plan, entitling the site to a Class I Do Kennel, the operator will acquire any necessary licenses.
- d. The applicant shall be in compliance with Ordinance No. 630 (Regulating Dogs and Cats & Suppression of Rabies) as it pertains to the regulation of dogs and cats for kennels and catteries. Upon approval of this Plot Plan, the applicant will then be able to obtain the appropriate kennel license.

Other Findings:

8. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan ("MSHCP").
9. The project site is not located within a City sphere of influence.
10. The project site is located within Zone E of the March Air Reserve Base airport compatibility zone. This project proposes to establish a Class I Dog Kennel (5 to 10 dogs), along with minimal new construction, which includes only kennel enclosure fencing. No changes to the primary land use or other intensification is proposed. As a result this project is consistent with the Airport Plan.
11. The project site is located with Zone B of the Mount Palomar Observatory Lighting Zone and the project site is located approximately 45-miles away from the observatory. No new lighting is proposed, however, all lighting is subject to adhering to the Countywide lighting standards as set forth in Ordinance No. 655 (Regulating Light Pollution).
12. This project has been found to be categorically exempt from CEQA, pursuant to Section 15303 (New Construction or Conversion of Small Structures) and is therefore not subject to Assembly Bill 52, Tribal consultation.
13. The project site is located in or partially within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. If the applicant provides proof of payment of these fees for the entire property this condition shall not apply.
14. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is also located within a high hazard severity zone. Fire protection and suppression services are available and the area is serviced by Cal Fire.

Conclusion:

15. 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

Initially, optional public hearing notices were mailed to all property owners within 300-feet of the project site. The Planning staff received one written letter and multiple phone calls in opposition to the project, requesting a public hearing.

To accommodate the public hearing request, this project was re-advertised for a public hearing in the Press Enterprise Newspaper and notices were mailed to all property owners located within 300-feet of the project site.

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
PPA180042
VICINITY/POLICY AREAS

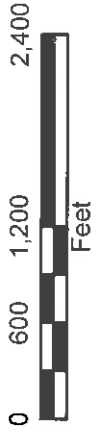
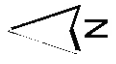
Supervisor: Jeffries
 District 1

Date Drawn: 07/31/2018
 Vicinity Map



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



DISCLAIMER: The County, 2005, the County of Riverside, adopted a new General Plan (replacing the 1991 General Plan) for the unincorporated Riverside County areas. The new General Plan contains different types of land use than the previous General Plan. The Planning Department is currently reviewing the new General Plan and will be updating the zoning map to reflect the changes. The Planning Department is currently reviewing the new General Plan and will be updating the zoning map to reflect the changes. The Planning Department is currently reviewing the new General Plan and will be updating the zoning map to reflect the changes.

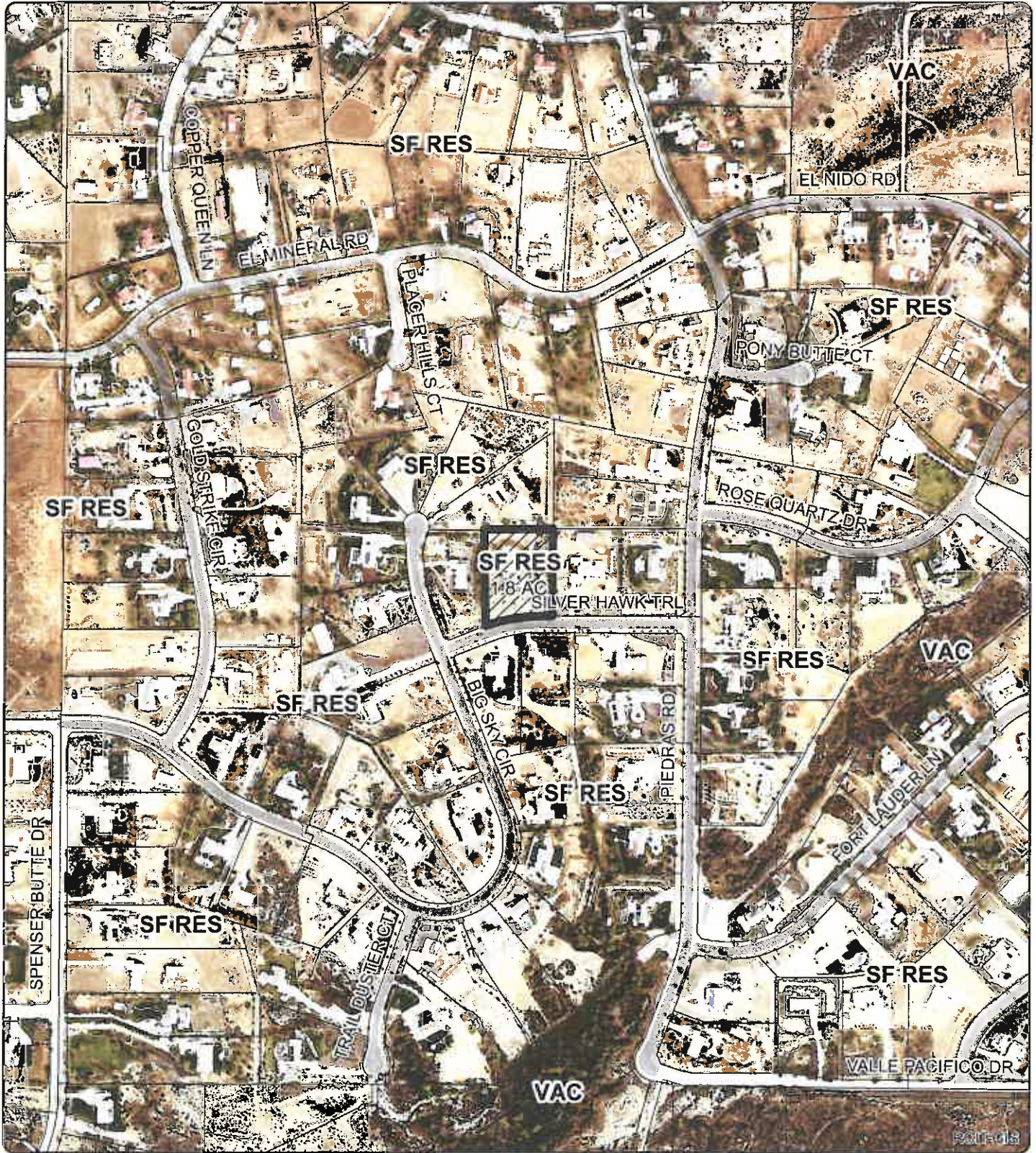
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPA180042

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 07/31/2018
Exhibit 1



Zoning Dist: Gavilan Hills

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.rcsma.org>

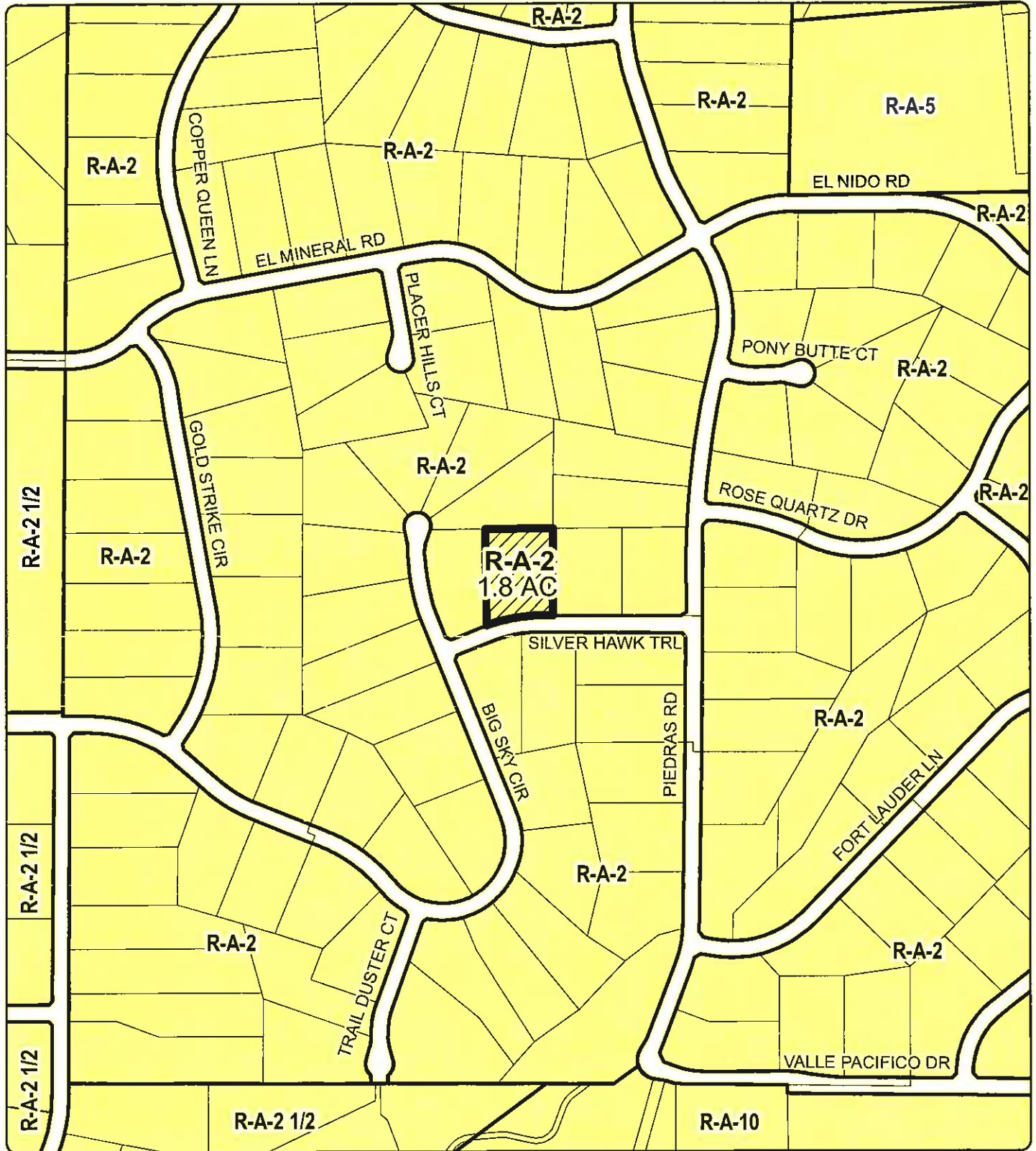
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPA180042

EXISTING ZONING

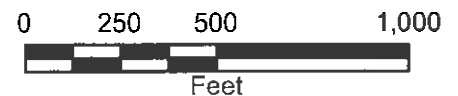
Supervisor: Jeffries
District 1

Date Drawn: 07/31/2018
Exhibit 2



Zoning Dist: Gavilan Hills

Author: Vinnie Nguyen



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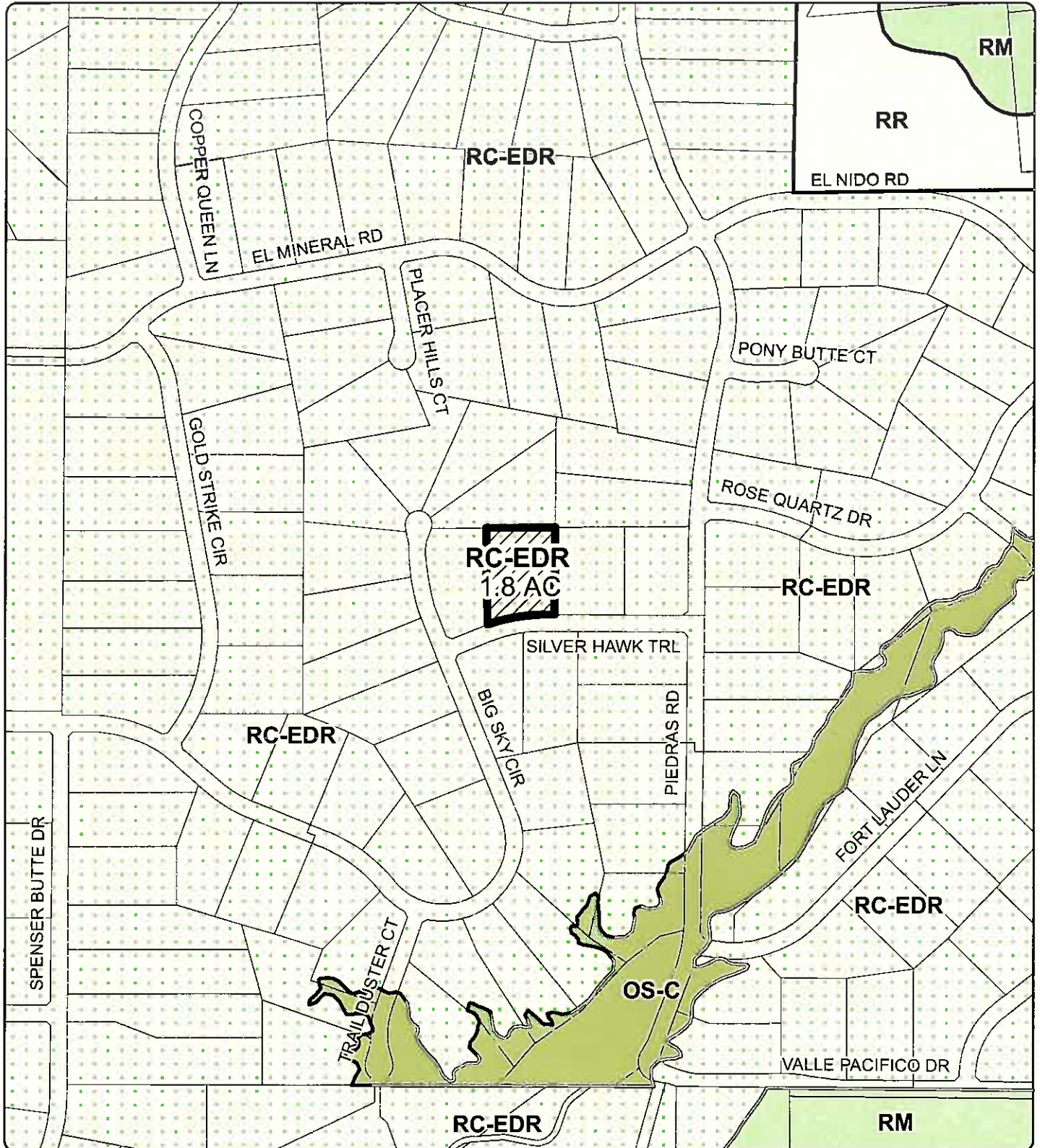
RIVERSIDE COUNTY PLANNING DEPARTMENT

PPA180042

EXISTING GENERAL PLAN

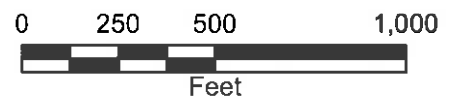
Supervisor: Jeffries
District 1

Date Drawn: 07/31/2018
Exhibit 5



Zoning Dist: Gavilan Hills

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>

↑ To RIVERSIDE

← To Corona

→ TO PERRIS



Vicinity MAP
Nearest Major Intersection - Piedras & Santa Rosa Mine Rd.

RESIDENCE R-A-2 206' ↑ (EDGE OF HOUSE TO EDGE OF HOUSE)

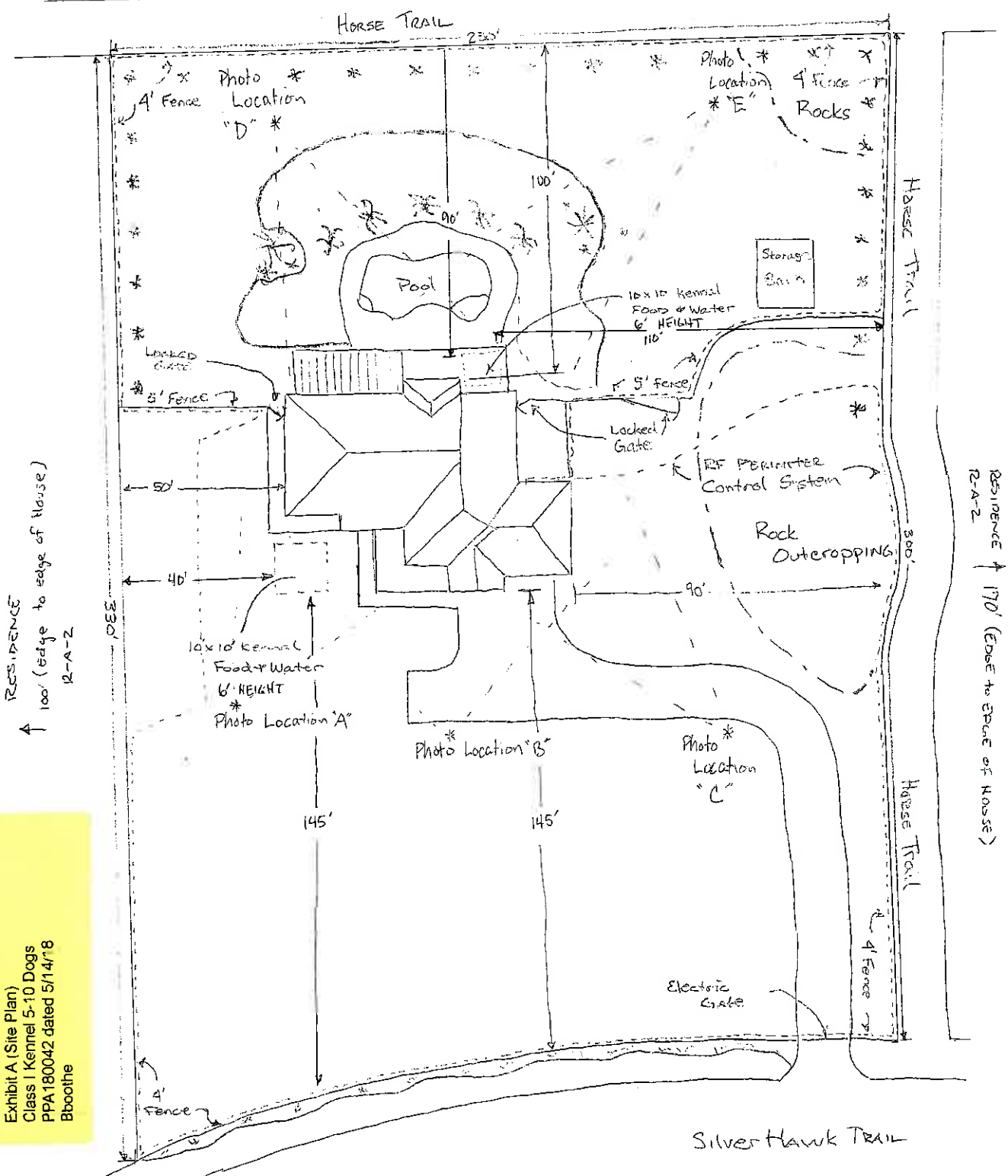
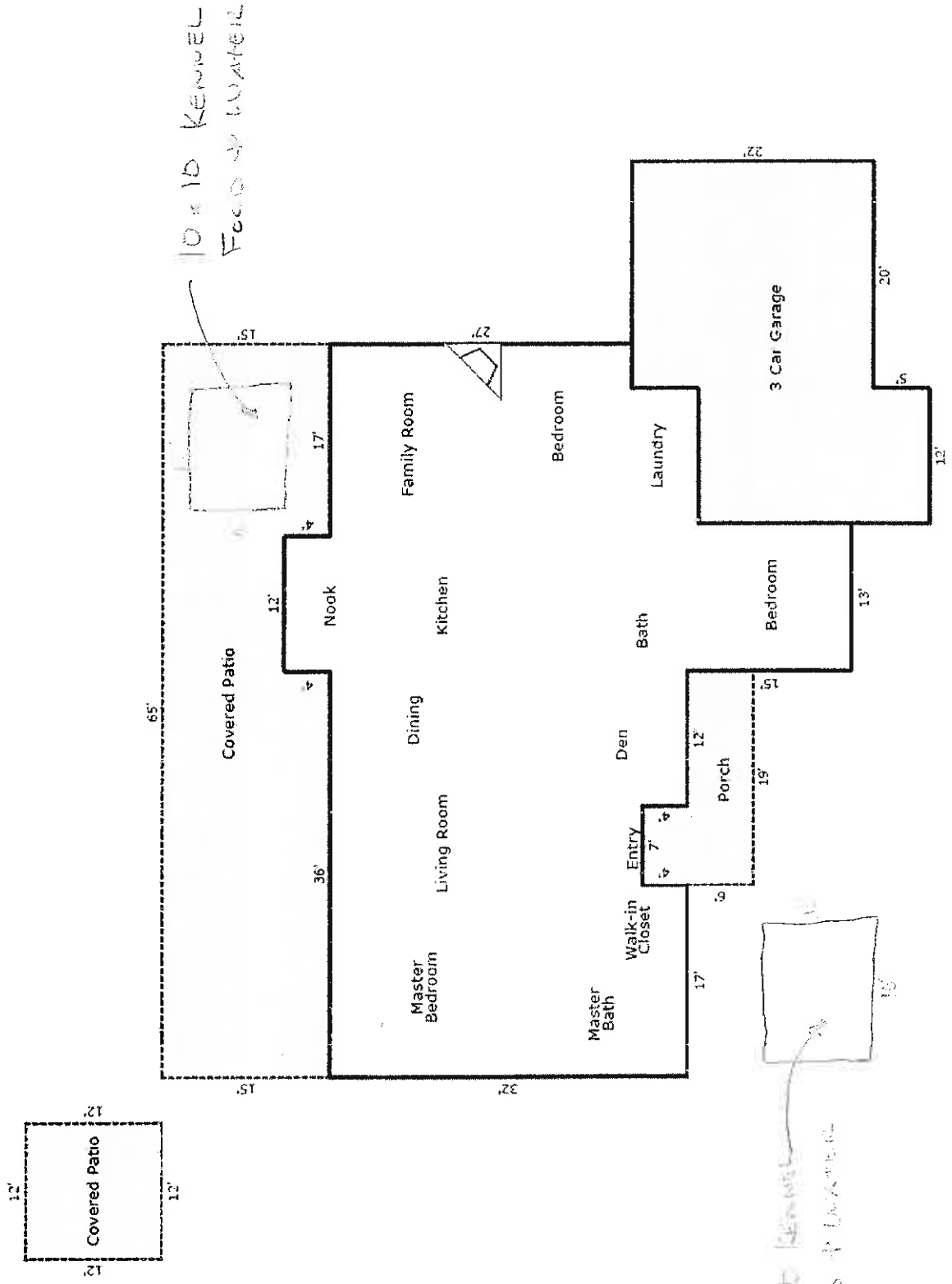


Exhibit A (Site Plan)
 Class 1 Kennel 5-10 Dogs
 PPA180042 dated 5/14/18
 Bboothie

DAVID B. JOHNSON
 LEGAL DESCRIPTION: TR242842 LOT 14
 SCALE: 1"=27' 17760 SILVER HAWK TRAIL
 APN 289-532-014-6 DATE: MARCH 3, 2018 FERRIS, CA. 92570
 ZONE: R-A-2 LOT SIZE: 1.84 ACRES (NET) PH# 909-633-4192
 2.00 ACRES (GROSS)
 PLOT PLAN FOR CLASS 1 KENNEL EMAIL: DADAZAR62@YAHOO.COM

FLOOR PLAN

17760 SILVER HAWK TRAIL
PUNTA Gorda, CA 9570



10 x 10 KENNEL
FOOD & WATER

SCALE: 1" = 10'

Minor Plot Plan for Class I Kennel

David Johnson
17760 Silver Hawk Trail
Perris, CA 92570

Summary

- Location – Unincorporated Riverside County
- Lot Size – 1.84 Acres
- Distance to neighbors– minimum of 170’ center to center.
- House is surrounded by mature tree line to the west, Street in front is >50’ below house, bridal paths on east and north side, rock outcropping to the east, and sloping hill in back yard.
- Sound mitigation -- Pepper trees all around the backyard, rock outcropping to east, Pepper trees to the west.
- Curfew for dogs 10 pm to 7 am.
- RF containment system around perimeter of property.



17760 Silver Hawk Trail Perris, CA 92570
(3D view from Google maps, looking North)



17760 Silver Hawk Trail Perris, CA 92570



Aerial View – Our house on left in picture

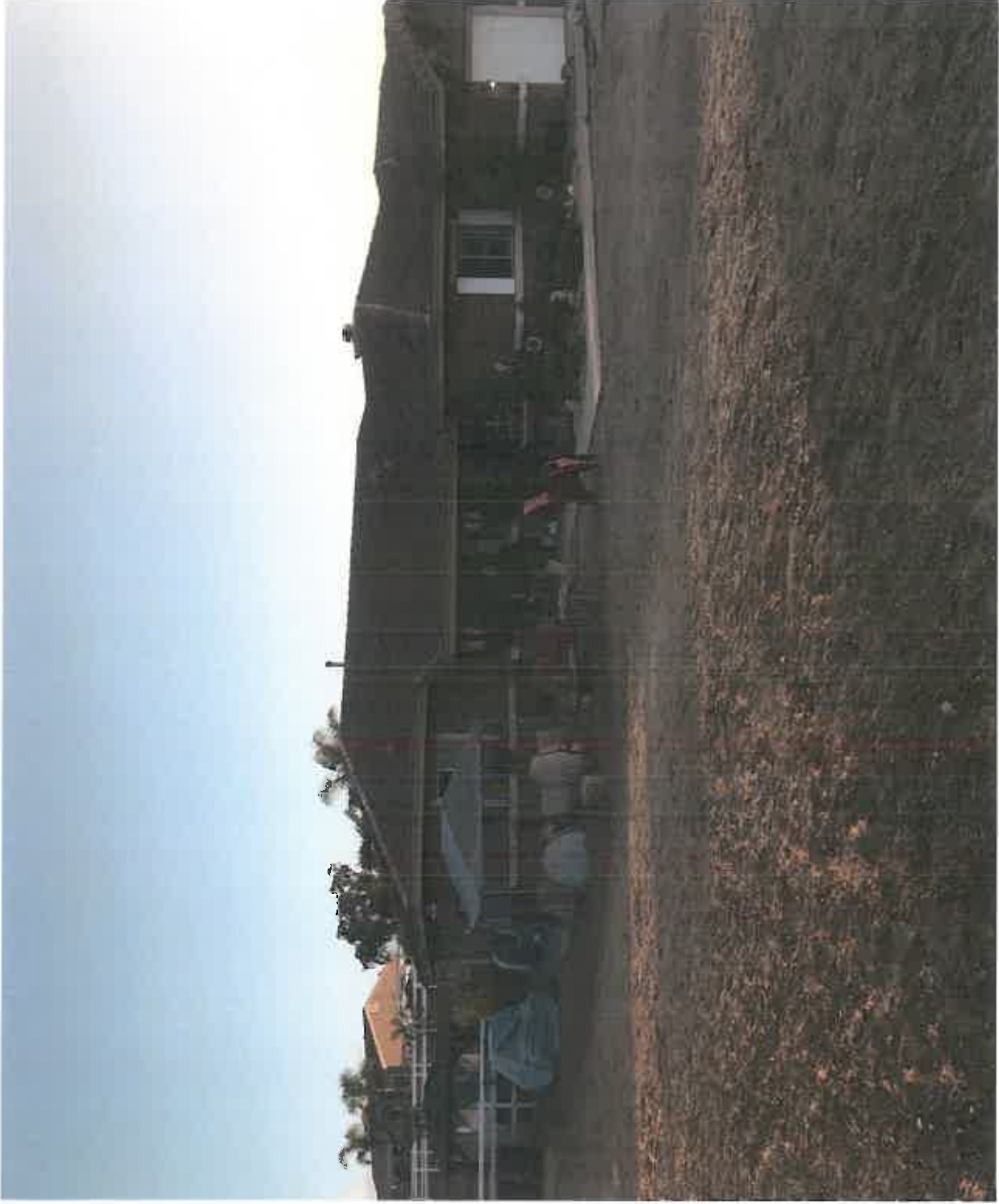


Photo Location "A"



Photo Location "B"



Photo Location "C"



View from Front Porch

Rock Outcropping



View of neighbors house to the east



Photo Location "D"



Photo Location "E"



View from back porch looking out



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



08/22/18, 9:49 am

PPA180042

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPA180042. 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 - Project Description & Operational Limits

The use hereby permitted is to establish a Class I Dog Kennel (5 to 10 dogs). The project site includes an approximate 2-acre parcel with existing rail/chain link fencing and a containment fence around the perimeter of the property. Two (2) existing 10 x 10 dog kennels are installed adjacent to the existing home and each kennel shall be enclosed by a 6-foot tall chain link fence.

Advisory Notification. 2 AND - Exhibits

The development of the premises including building footprints, setbacks, and elevations shall conform substantially with that as shown on the site plan marked Exhibit A, on file with this Plot Plan.

APPROVED EXHIBIT A, = Plot Plan No. 180042 Exhibit A, dated May 14, 2018. (Site Plan).

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

Development and use 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

Planning. 1 Planning Kennel - Exercise Space/Shelter

Sufficient exercise space and adequate shelter from weather, shall be provided for all animals maintained.

Planning. 2 Planning Kennel - Animal Confinement

All dogs shall be maintained and confined in a house-type enclosure between the hours

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 Planning Kennel - Animal Confinement (cont.)
of 10:00pm and 6:00am, except that up to a maximum of four (4) dogs at a time, may be unconfined on the premises during such hours.

Planning. 3 Planning Kennel - Caretaker

A caretaker is required to be on the kennel premises on a daily basis.

Planning. 4 Planning Kennel - Food Storage/Sanitation

Animal food shall be stored under sanitary conditions and food and water receptacles shall be of a material which can be easily cleaned and disinfected.

Planning. 5 PPA EXPIRATION DATE

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 8 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. 6 PPA 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 PPA180042 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 PPA180042, 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:

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 PPA HOLD HARMLESS (cont.)
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. 7 PPA 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 revocation procedures.

Planning-All

Planning-All. 1 Planning Kennel - Location

Dogs shall not be housed or maintained in any area which is less than twenty (20) feet from any property line and no closer than five (5) feet from any structure located on the kennel premises which is used for human habitation, except that where a dwelling house is located on the kennel premises, any number of the approved amount of dogs may be taken into said house for temporary periods. The term dwelling house shall also include a barn, garage, or similar appurtenant structures or outbuilding.

Planning-All. 2 Planning Kennel - Facility License

This permit allows for the establishment of a Class I Kennel (5 to 10 Dogs) facility. The owner and/or operator of this kennel shall obtain and maintain the proper license throughout the lifespan and operation of the facility, which is issued by the Riverside

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 Planning Kennel - Facility License (cont.)
County Department of Animal Services or its successor agency.

Planning-All. 3 Planning Kennel - Food Water

Water for drinking shall be available at all times and a suitable and sufficient supply of appropriate food shall also be maintained on hand and provided at appropriate intervals.

Planning-All. 4 PPA CEASED OPERATIONS

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

Minor Plot Plan (Class I Kennel)

17760 Silver Hawk Trail Perris, CA 92570 | 909-633-4192 | dadazar62@yahoo.com

Planning Department
Riverside County

Dear Planning Department:

We are respectfully requesting that you approve our application for a Class I Kennel. We understand the obligation that comes with this approval. We have a responsibility to our neighbors to ensure that noise levels are kept at a respectful level, that the dogs are well cared for, and that the dogs are secured as to not allow them to leave our property unless they are on a leash.

Our dogs are not allowed to continuously bark, and we rely on the remote location, distances to our neighbors, geographic features of our lot and a curfew in order to minimize the noise levels associated with our dogs. Our house is located in rural Riverside County on 1.84 acres. We are surrounded by bridal paths on two sides, a street in front, and we share a property line with our neighbor to the west. Our lot is on a hillside, well above the street level, and the neighbors to the east and west. The neighbor to the north is above us, slightly over the ridge. It is a minimum of 170' from our house to any of our neighbors. The house is surrounded by mature pepper trees, rock outcroppings, and open space. There is a curfew from 10 pm to 7 am every day for all dogs.

We are very conscious of our responsibilities as dog owners. We take care of their health, well-being and safety. They are all up to date with vaccines, they are spayed or neutered, and they are chipped. We spend time with each of them every day, clean up after them, and ensure their safety. All our dogs are provided with food, water, and shelter from the elements.

We have installed a RF containment system around our entire property, and each of our dogs wears a receiver that is energized if they get too close to the perimeter. These collars are designed to warn and then discourage the dogs from leaving the containment area. The system is monitored for performance daily.

I will be depositing the required amount to start the application, and I request that you notify me when the application permit deposit has been reduced to a balance of less than 50% of the initial deposit, and at that point inform me of the progress of the application. I am concerned about the total cost and will need to plan based on your input regarding the progress.

Sincerely,



David Johnson

Cc: Robert Magee, District Director; Michael Cox, Animal Control Officer

RECEIVED
MAY 07 2018

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

RIVERSIDE COUNTY
PLANNING DEPARTMENT

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on May 10, 2018. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PPA180042, exempt from the California Environmental Quality Act (CEQA), is an application submitted by David Johnson for property located in the Gavilan Hills District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located Northerly of Highway 74, southerly of Santa Rosa Mine Road, easterly of Olive, westerly of Piedras; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes a Class I Kennel 5 - 10 Dogs.

For further information regarding this project, please contact Bahelila , Boothe at (951) 955-8703 or e-mail bboothe@rivco.org. 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 St. 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
PPA180042, (Class I Kennel 5 - 10 Dogs)

I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*

I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

SEE ATTACHED

I understand that I will be notified of the time and date if public hearing is requested.

JANELLA DENNEY - MULLICAN
PRINTED NAME

Janelle Denney - Mulligan
SIGNATURE

19793 SILVER HAWK TRIAL
PRINT STREET ADDRESS

PERBIS CALIF. 92570
PRINT CITY/STATE/ZIP

To Whom It May Concern:

Regarding a Class 1 Kennel license for PPA180042 for Dave Johnson. I am very concerned that the Riverside County Planning Department is even considering this for this residence when to my knowledge neither Animal Control or Code Enforcement or Fish and Wildlife have **NEVER** been allowed on their property to verify what animals they have.

Dave Johnson is submitting this license instead of his wife for the clear fact to hide what has been going on in this neighborhood. Teresa and Dave Johnson are animal HOARDERS!!

If you run his wife Teresa Johnson, you will find that there are several barking dog complaints along with an open case with Animal Control, case #A17-125221, along with false cases she has filed on her fellow neighbors. She has also been turned in from fellow neighbors to code enforcement for the excessive animals and is currently being investigated by Fish and Wildlife for an Eastern Timber Wolf that lives on the property that she claims is a Hybrid. But again, none of these institutions have been allowed on her property to physically see what she has.

Teresa Johnson has also had two neighbors take her to court for actual threats to their animals and harassment from her and her husband. Both individuals are **VERY** irresponsible animal owners and don't care what chaos their animals cause the rest of the neighborhood.

The German Shepherd, Wyatt has escaped its yard at least a dozen times. Their wolf howls 24 hours a day and has also escaped by jumping the fence several times. Their current dogs sit on the rocks and constantly bark day or night. If you ask or say anything about her animals, you get threatening responses when you walk in your backyard and then you are blasted on social media (Next Door) or (Facebook) which I have attached for your review. You even get blasted even if you weren't the one to turn them in.

We also had a very nice neighbor move because of the chaos that Teresa's animals were causing, and I have attached that for your review.

They currently have 12 twelve dogs, 3 horses, 1 donkey, 1 peacock along with an African tortoise and what they have living inside her residence. They don't do anything with their collection of animals and my fear is if this Kennel License is granted these individuals will continue to hoarder more animals and we are already dealing daily with the chaos of the animals that are already there.

We live right next to these individuals and if a Kennel Licenses is granted it will affect us the most. At this time my husband and I can't even let are dogs out in the front because the (2) Pitbulls and (2) Healers run up and down the side of the property and are constantly charging the fence. If our dogs are let out in the backyard the (2) Rottweilers are charging the fence or if the (2) Pitbills and (2) Healers are out they are on the rocks barking day and night for NO reason!!

We can't even go in our backyard and saddle up our horses and go out our gate without constant chaos of their animals.

Their horses and donkey are allowed to run up and down their driveways and around dangerous terrain when anyone who has any common sense and understands horses and donkeys knows that this is **VERY** dangerous. The safety of equines relies on the human and an arena is what most horse people provide for their equines to run to prevent any harm to their beloved equines.

I also have a message from a fellow neighbor who informed us that that previous address where Teresa Johnson lived that there were over 500 animals that were found and taken away. This is the fear that my husband and I have when she is already over the Kennel 1 quote without even having a Class 1 license.

Teresa and Dave Johnson on the other hand don't give care how it affects their neighbors and even if a license is not granted this will **NOT** stop them from getting more animals and causing more chaos within the neighborhood. The only way to stop individuals like this is if one of the departments that was mentioned verify the animals that are there.

If you have any further questions or need any more from us, PLEASE don't hesitate to contact us at 951-681-9960.

Respectfully Submitted

Dave and Janella Mullican

NEXT DOOR POSTING BY DAVE
JOHNSON

Dave Johnson, Gavilan Hills1

Dogs will be dogs, Really? and Beware!

Let's get the record straight. Dogs will be dogs. Dogs bark. Yup, you heard me. They bark. That's what they do. They run around and play and bark, they bark at each other, they bark to let us know someone is nearby, they bark at other dogs, they bark at jet trails (yes, at jet trails, but that's another story!) But our dogs don't bark all night, we don't condone that kind of behavior. And if we hear them continuing to bark, we check it out and call them in if there isn't anything wrong. That's the right thing to do. We live out in the country, we live back in the hills, and like most everyone up here, we have dogs for companionship and security. Everyone's dogs bark once in a while, some more than others, but that is what dogs in the country do!!! So what's the point you say? Well, someone out here turned us into Animal Control for barking dogs. Yup, barking dogs. I know, weird, right? And they called them not just once, but twice! I say twice because we just got a "second" notice and "nothing has changed" was the comment. Not sure what happened to the first one. But never the less, that just isn't right. I was raised differently I guess. I was taught to work hard, mind your manners and mind your own business. I was taught that if you didn't have anything nice to say, you don't say anything at all. If you don't like someone, you just don't talk to them, you ignore them. And, last but not least, you don't call the authorities about someone's dogs barking, just to get back at them! REALLY? Who does that? Someone that has a grudge. Someone that uses Animal Control to get revenge. Someone that puts the dogs in the middle of what appears to be a vendetta. Whoa! That escalated quickly you say. Well, I know for a fact that this same person called Animal Control during the Holidays and told them that we had over 20 dogs and they were being abused, starved. So, while we were celebrating the New Year with family and friends, the authorities stormed my gate. That kinda sucked, big time! Who does that? What type of mean-spirited person tries to ruin the holidays? I am sure they got some dirty little thrill from watching it go down. So yeah, we have dogs. We have a bunch of dogs, but we don't have anywhere near 20 and they are not abused or starved. They are our family, we take care of them, love them, watch over them and they in turn watch over us. If anyone doubts the care we give our animals, all they have to do is come over and see them. If you think that they bark too much, then come over and talk about it. That's the right thing to do. Now, we have to get a Class I kennel license just to keep all of our dogs. Do you know what it takes to get one? It is a freaking nightmare! Tons of paperwork and lots of money. But, I'll do it, it's the right thing to do. It is just a PITA that I shouldn't have to deal with. So Beware! This person has shown they are capable of downright meanness, and willing to lie to the authorities in order to get "even" for some imagined slight. I don't have time for this BS. My priorities are my job, my wife, and our ranch with all of our animals. I keep to myself, and I just wish that this person would do the same. Stop harassing us, mind your own business. End of rant.

 6m ago · Gavilan Hills in General

Boothe, Bahelila

From: Janella Mullican <janellamullican@gmail.com>
Sent: Monday, April 30, 2018 11:32 AM
To: Boothe, Bahelila
Subject: PPA180042

Ms. Bahelila,

My name is Janella Denney-Mullican and we are the neighbors that live next door to the individuals that are applying for the Class 1 Kennel License.

I am VERY concerned on this even being considered and I would like a call back so my husband and I can talk with you.

You can reach us at 951-681-9960. I look forward to hearing from you.

Thanks
Dave & Janella Mullican

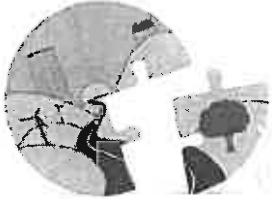
CALL @ 4:00PM



PICTURE TAKEN FROM FRONT YARD



PICTURE TAKEN FROM KITCHEN



RIVERSIDE COUNTY PPA 180042
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR MINOR PLOT PLAN

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

APPLICATION INFORMATION

Applicant Name: David Johnson

Contact Person: David Johnson E-Mail: dadazar62@yahoo.com

Mailing Address: 17760 Silver Hawk Trail
Perris CA 92570
City State ZIP

Daytime Phone No: (909) 633-4192 Fax No: ()

Engineer/Representative Name: None

Contact Person: E-Mail:

Mailing Address: Street
City State ZIP

Daytime Phone No: () Fax No: ()

Property Owner Name: David Johnson and Teresa Johnson

Contact Person: David Johnson E-Mail: dadazar62@yahoo.com

Mailing Address: 17760 Silver Hawk Trail
Perris CA 92570
City State ZIP

Daytime Phone No: (909) 633-4192 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 plot plan 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.

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 MINOR PLOT PLAN

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 plot plan is ready for public hearing.)

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

David Johnson

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Teresa Johnson

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): 289-532-014-6

Approximate Gross Acreage: 1.84

General location (nearby or cross streets): North of Highway 74, South of Santa Rosa Mine Rd, East of Olive, West of Piedras

APPLICATION FOR MINOR PLOT PLAN

PROJECT PROPOSAL:

Describe the proposed project.

CLASS I KENNEL for ^{up to 10 dogs} ✓ dogs.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 18.45

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 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.

APPLICATION FOR MINOR PLOT PLAN

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: David Johnson

Address: 17760 Silver Hawk Trail Perris, CA 92570

Phone number: 9096334192

Address of site (street name and number if available, and ZIP Code): Same as Applicant

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 289-532-014-6

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____

Date _____

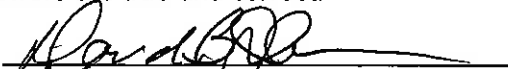
HAZARDOUS MATERIALS DISCLOSURE STATEMENT

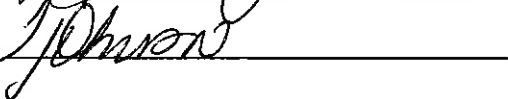
Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

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

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 4-11-18

Owner/Authorized Agent (2)  Date 4-11-18

This completed application form, together with all of the listed requirements provided on the Minor Plot Plan Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region		
Project File No.		
Project Name:		
Project Location:	17760 SILVER HAWK TRAIL	
Project Description:	CLASS ONE KENNEL	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 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 ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed		
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Check the box for the applicable determination.		
If any question answered "YES" <input type="checkbox"/> Project requires a project-specific WQMP.		
If all questions answered "NO" <input checked="" type="checkbox"/> Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.		

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502-1409

This is to notify you that the proposed application referenced below has been filed with the Riverside County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on May 10, 2018. **NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE.** The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PPA180042, exempt from CEQA, is an application submitted by David Johnson for property located in the Gavilan Hills District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located Northerly of Highway 74, southerly of Santa Rosa Mine Road, easterly of Olive, westerly of Piedras; and pursuant to Ordinance No. 348, Riverside County Land Use Ordinance, proposes to Class I Kennel 5 - 10 Dogs.

For further information regarding this project, please contact Bahelila , Boothe at (951) 955-8703 or e-mail bboothe@rivco.org. 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 St. 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the above-mentioned date.

.....
PPA180042, (Class I Kennel 5 - 10 Dogs)

- I do not wish a public hearing to be held on this case, but I would like to submit comments in regards to this project. *(Please attach comments on separate sheet).*
- I am requesting that a public hearing be held on this case for the following reasons *(Comments may be on separate sheet):*

I understand that I will be notified of the time and date if public hearing is requested.

<hr/> <p style="text-align: center;"><u>PRINTED NAME</u></p>	<hr/> <p style="text-align: center;"><u>SIGNATURE</u></p>
<hr/> <p style="text-align: center;"><u>PRINT STREET ADDRESS</u></p>	<hr/> <p style="text-align: center;"><u>PRINT CITY/STATE/ZIP</u></p>

RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409, Riverside, CA 92502

**OPTIONAL PUBLIC HEARING NOTICE
THIS MAY AFFECT YOUR PROPERTY**

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:

PLOT PLAN NO. 180042 – Exempt from the California Environmental Quality Act (CEQA), Section 15303 (New Construction or Conversion of Small Structures) – Applicant: David Johnson – Owners: David and Teresa Johnson – First Supervisorial District – Gavilan Hills Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Highway 74, easterly of Olive Street, southerly of Santa Rosa Mine Road, and westerly of Piedras Road – 2 Gross Acres – Zoning: Residential Agricultural (R-A-2) – **REQUEST:** The Plot Plan proposes to establish a Class I Dog Kennel (5 to 10 Dogs). The project site includes an approximate 2-acre parcel with existing rail/chain link fencing and a containment fence around the perimeter of the property. Two (2) existing 10 x 10 dog kennels are installed adjacent to the existing home and each kennel will be enclosed by a 6-foot tall chain link fence.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **SEPTEMBER 10, 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 Bahelila Boothe at (951) 955-8703 or email at bboothe@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: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on April 24, 2018,

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

APN (s) or case numbers PPA1800042 for

Company or Individual's Name RCIT - GIS,

Distance buffered 300'

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

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

TITLE: GIS Analyst

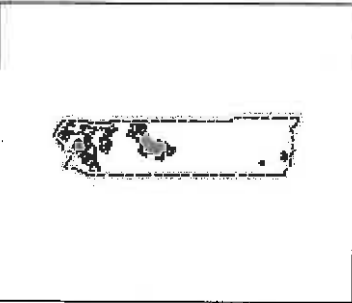
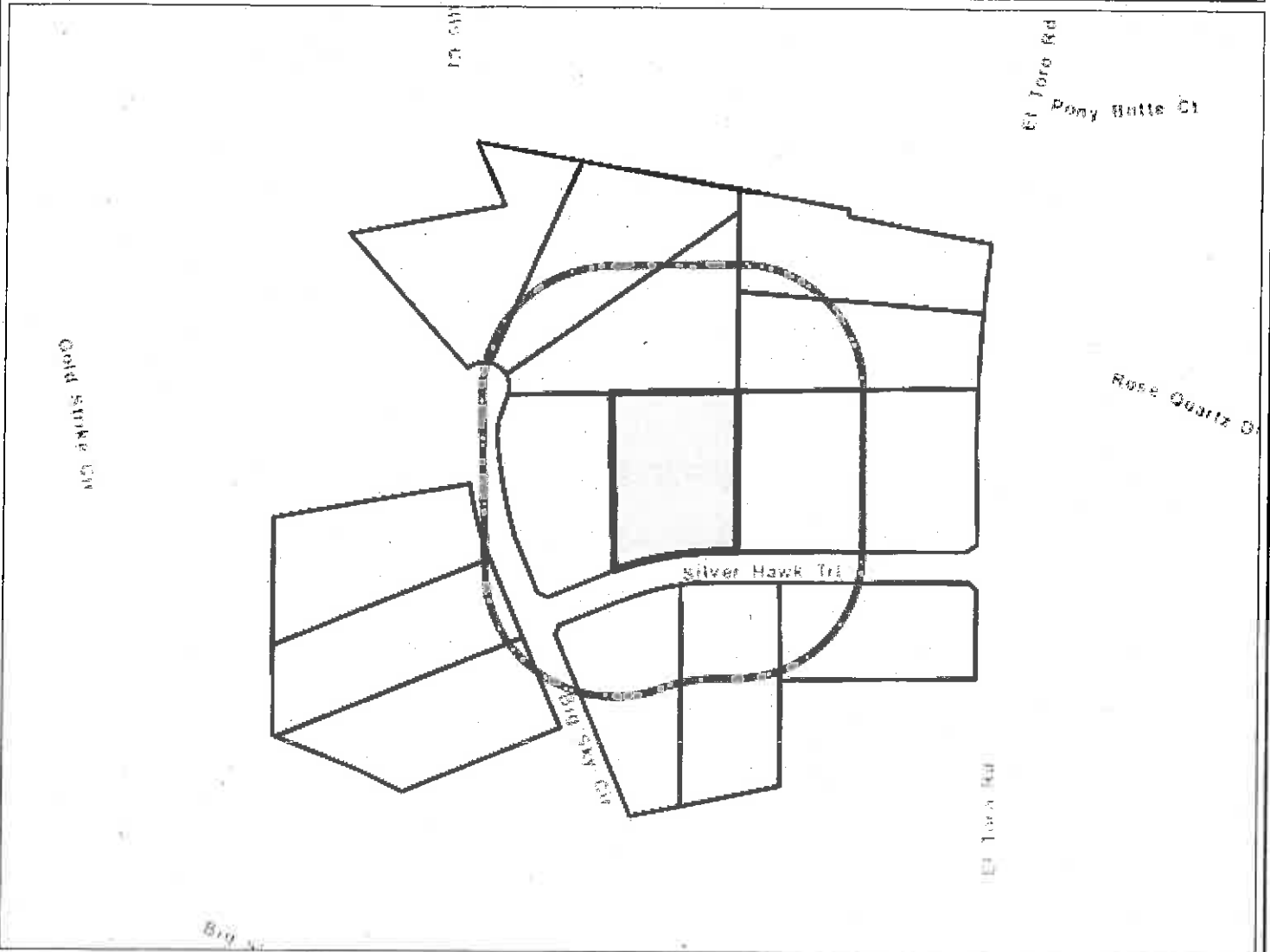
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




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

Riverside County GIS

PPA180042 (300 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...4/24/2018 9:38:36 AM

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289532010
NATHAN HARRIGAN
CHARLINE HARRIGAN
17982 BIG SKY CIR
PERRIS CA. 92570

289532012
THOMAS E LUDWIG
LISA D MCFARLAND
17959 BIG SKY CIR
PERRIS CA. 92570

289520002
GREGORY S SWINHART
KIM E SWINHART
23629 PIEDRAS RD
PERRIS CA. 92570

289532013
SINH PHUC DO
17863 BIG SKY CIR
PERRIS CA. 92570

289532014
DAVID B JOHNSON
TERESA JOHNSON
17760 SILVER HAWK TR
PERRIS CA. 92570

289531002
CAM JEFFREY EMIG
17815 SILVER HAWK TR
PERRIS CA. 92570

289532011
BRYON MCGILVER
VALENTINA MCGILVER
17991 BIG SKY CIR
PERRIS CA. 92570

289520003
PAUL DEAN PETERSON
23591 EL TORO RD
GAVILAN HILLS CA 92570

289520001
DAVID A MULLICAN
JANELLA MARIE DENNEY
17793 SILVER HAWK TR
PERRIS CA. 92570

289532006
IVAN A SERNA
MONICA LEDES
17854 BIG SKY CIR
PERRIS CA. 92570

289520004
JIMMY VAN THUNDERBURK
NATTIE THUNDERBURK
23573 PIEDRAS RD
PERRIS CA. 92570

289532007
FRANK W CONLEY
MARY H CONLEY
17886 BIG SKY CIR
PERRIS CA. 92570

289531003
MARK A VONA
17783 SILVER HAWK TR
PERRIS CA. 92570

289531004
THOMAS J PELUSO
JOYCE PELUSO
17751 SILVER HAWK TR
PERRIS CA. 92570

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289532005
JEFFREY D FANNING
GLORIA FANNING
17822 BIG SKY CIR
GAVILAN HILLS CA 92570



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

|||
Gavilan Springs HOA (1171970)
Attn: Equity Mgmt. Group
P.O.Box 60515
Los Angeles, CA 90060-0515



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.: PPA180042

Project Location: 17760 Silver Hawk Trail, Perris, CA 92570 (APN: 289-532-014)

Project Description: Plot Plan No. 180042 proposes to establish a Class I Dog Kennel (5 to 10 dogs). The project site includes an approximate 2-acre parcel with existing rail/chain link fencing and a containment fence around the perimeter of the property. Two (2) existing 10 x 10 dog kennels are installed adjacent to the existing home and each kennel will be enclosed by a 6-foot tall chain link fence.

Name of Public Agency Approving Project: Riverside County Director's Hearing

Project Applicant & Address: David Johnson 17760 Silver Hawk Trail, Perris, CA 92570

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (Sec. 15303)
- Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: This project involves the establishment of a Class I Dog Kennel (5-10 Dogs) within a residential property containing an existing single family detached home. This project involves no new construction or change of primary use and will result in no impacts.

Bahelila Boothe (951) 955-8703
County Contact Person *Phone Number*

Signature Project Planner 8/22/2018
Signature *Title* *Date*

Date Received for Filing and Posting at OPR: _____

Revised: 08/22/2018: Y:\Planning Master Forms\Templates\CEQA Forms\Form_NOE.docx

Please charge deposit fee case#: ZCFG No. XXXX - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY