



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

OCTOBER 15, 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:

1.1 **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23242** – Applicant: SBA 2012 TC Assets, LLC – Second Supervisorial District – West Corona Zoning Area – Temescal Canyon Area Plan: Open Space: Conservation (OS-C) – Location: Northerly of Research Drive, easterly of CA 91 Freeway, southerly of Auto Center Drive, and westerly of Railroad Street – 18 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Royal Street Communications, LLC collocation of six (6) panel antennas at 60-feet high on an existing 75-foot high, undisguised wireless telecommunication facility – **REQUEST:** First Extension of Time Request for Plot Plan No. 23242, extending the expiration date to January 26, 2029. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.2 **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31918** – Applicant: Humberto Ortega – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Carricaburo Road, easterly of Briggs Road, southerly of Marino Drive, and westerly of Heinz Lane – 10 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule "H" subdivision of 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of five (5) gross acres. Currently there is an existing house and well that will remain onsite – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 31918, extending the expiration date to September 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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. 26179 – Intent to Adopt a Mitigated Negative Declaration** – EA42990 – 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 is a contractor's storage yard which proposes to construct a 13,000 sq. ft. building for equipment manufacturing and maintenance building on a parcel totaling 3.37 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@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 EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Director's Hearing: October 15, 2018

PROPOSED PROJECT

Case Number(s):	PP23242	Applicant(s):	
Area Plan:	Temescal Canyon	SBA 2012 TC Assets, LLC	
Zoning Area/District:	West Corona Area	c/o Danielle Tschuscke	
Supervisory District:	Second District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to extend the lifespan of the Plot Plan No. 23242 which is for a collocation of six (6) panel antennas onto a 75-foot high unmanned telecommunications facility. The project is located north of Research Dr, east of CA-91 Fwy, south of Auto Center Dr, and west of Railroad St.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **PLOT PLAN NO. 23242**, extending the expiration date to January 26, 2029, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 23242 was administratively approved on January 26, 2009.

The First Extension of Time was received August 29, 2018, ahead of the expiration date of January 26, 2019. The applicant and the County discussed conditions of approval and reached consensus on September 12, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new condition of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 12, 2018) indicating the acceptance of the one (1) recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

This 1st extension will grant 10 years. Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Planning Commission, and the conclusion of the 10-day appeal period, this Plot Plan's expiration date will become January 26, 2029.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Plot Plan has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
2. This Plot Plan has been found to be consistent with Ordinance No. 348 (Land Use), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the project design and is therefore still found to be consistent.
3. No changes to the approved Plot Plan are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

1st EOT for PP23242

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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



0 752 1,505 Feet

REPORT PRINTED ON... 10/1/2018 1:31:53 PM

© Riverside County GIS

BP# 403590
 BNR# 990070

ROYAL STREET COMMUNICATIONS, LLC

POMONA RINCON LA2239A

2385 POMONA RINCON RD. CORONA, CA

ROYAL STREET COMMUNICATIONS, LLC
 2013 EL CAMINO REAL, #561
 TUSTIN, CA 92782

PROJECT INFORMATION:
 POMONA RINCON
 LA2239A
 2385 POMONA RINCON CORONA, CA

CURRENT ISSUE DATE:
 08/09/07

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION
3	08/09/07	REDLINE COMMENTS DW
2	08/09/07	REDESIGN DW
1	03/27/07	100% 2D HC
0	08/04/06	100% 2D HT

CONSULTANT:
SAEB
 STRATEGIC ARCHITECTURAL & ENGINEERING SERVICES, INC.
 4630 CAMPING DRIVE, SUITE 101
 NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

DESIGNER:

SHEET TITLE:
 TITLE SHEET
 SITE INFORMATION
 VICINITY MAP

DRAWING BY: CHK: DATE:

SHEET NUMBER:
 T1

APPROVALS:

SA _____

ZN _____

RF _____

CM _____

UTILITIES _____

PM _____

NET OPS _____

GENERAL CONTRACTOR NOTES
 DO NOT SCALE DRAWINGS
 CONTRACTOR SHALL VERIFY ALL PLANS AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

SHEET INDEX

SHEET	DESCRIPTION
T1	TITLE SHEET, SITE INFORMATION AND VICINITY MAP
A1	SITE PLAN
A2	PROJECT ANALYSIS PAK, COMPLETE ELECTRICAL, EQUIPMENT AND AIRSIDE LAYOUT
A3	ARCHITECTURAL ELEVATIONS
A4	ARCHITECTURAL DIMENSIONS

DRIVING DIRECTIONS
 START: 2913 EL CAMINO REAL, TUSTIN, CA 92782
 ON TO CAMINO REAL RIGHT (SOUTH--WEST)
 ON TO CAMINO REAL LEFT (SOUTH--EAST)
 MERGE ONTO SR-55 NORTH
 TURN LEFT ON SR-55 NORTH
 RIGHT SERRAS CUIER ROAD
 SERRAS CLUB DR BECOMES AUTO CENTER DR.
 AFTER SERRAS CLUB DR BECOMES POMONA RINCON RD
 AFTER SERRAS CLUB DR BECOMES POMONA RINCON RD
 SITE IS ON LEFT HAND SIDE



PROJECT DESCRIPTION
 THE PROJECT CONSISTS OF THE INSTALLATION OF (8) VECTOR ANTENNAS AND (8) VECTOR ANTENNA SUPPORT STRUCTURES MOUNTED ON A CONCRETE PAD AT GROUND LEVEL.

PROJECT INFORMATION
 APPLICANT/LESSEE
 ROYAL STREET COMMUNICATIONS, LLC
 2013 EL CAMINO REAL, #561
 TUSTIN, CA 92782
 TOM CHIRSHI (PM) 714-736-3135

SITE ADDRESS: 2385 POMONA RINCON RD
 CORONA, CA 92800
 APN: 102-020-005
 PROPERTY OWNER: SPRIKY NEXTEL
 LAND OWNER: ORANGE COUNTY FLOOD DISTRICT
 CONTRACT PERSON: JACK STREIBLING
 ADDRESS: PHONE: (714) 834-3838

ADDRESS: 33° 53' 30.48" NORTH
 LONGITUDE: 117° 37' 37.23" WEST
 LAT/LONG TYPE: NAD 83
 ELEVATION: 1597 AMSL
 JURISDICTION: COUNTY OF RIVERSIDE
 PROPOSED USE: TELECOMMUNICATIONS FACILITY

CODE COMPLIANCE
 ALL PERMITS AND MATERIALS SHALL BE PREPARED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) AND ALL APPLICABLE ORDINANCES. THESE PERMITS ARE TO BE OBTAINED BY THE APPLICANT/LESSEE AT THEIR OWN RISK.
 1. CALIFORNIA BUILDING CODE (CBC)
 2. USDOA PLUMBING CODE 1997
 3. USDOA MECHANICAL CODE 1997
 4. USDOA ELECTRICAL CODE 1997
 5. CALIFORNIA FIRE CODE 1997
 6. CALIFORNIA LAND USE CODE 1997
 7. CALIFORNIA ENVIRONMENTAL CODE 1997
 8. CALIFORNIA ZONING CODE 1997
 9. CALIFORNIA ELECTRONIC CODE 1997
 10. CALIFORNIA FIRE CODE 1997
 11. CALIFORNIA LAND USE CODE 1997
 12. CALIFORNIA ELECTRICAL CODE 1997
 13. CALIFORNIA FIRE CODE 1997
 14. CALIFORNIA ZONING CODE 1997

PROJECT TEAM
 ARCHITECT:
 SAEB, INC.
 4630 CAMPING DRIVE
 SUITE 101
 NEWPORT BEACH, CA 92660
 (949) 260-6406
 PH: (949) 260-6406
 FAX: (949) 260-6406

SITE ACQUISITION:
 CONTACT: LYNN VAN ARSH
 PHONE: (848) 485-7858

ZONING MANAGER:
 CONTACT: MATT JACKSON
 PHONE: (949) 804-7200
 2013 EL CAMINO REAL, #561
 TUSTIN, CA 92782

RF ENGINEER:
 CONTACT: DEB FROSTMAN
 PHONE: 714-350-3165

CONSTRUCTION:
 CONTACT: MATT JACKSON
 PHONES 714-791-6644

ROYAL STREET COMMUNICATIONS LLC

2913 CHILINO BEARL AVE SUITE 100 TUSTIN, CA 92782

POMONA RINCON LA 2239A
2385 POMONA RINCON CORONA, CA

08/09/07

ZONING

REV.	DATE	DESCRIPTION
3	08/09/07	REDLINE COMMENTS DW
2	08/08/07	REDESIGN DW
1	03/27/07	100% ZD HC
0	08/04/06	100% ZD HT



STRATEGIC ARCHITECTURE & ENGINEERING SERVICES, INC.
4830 CAMPUS DRIVE SUITE 401
NEWPORT BEACH CA 92660

PLANS PREPARED BY

DESIGNER

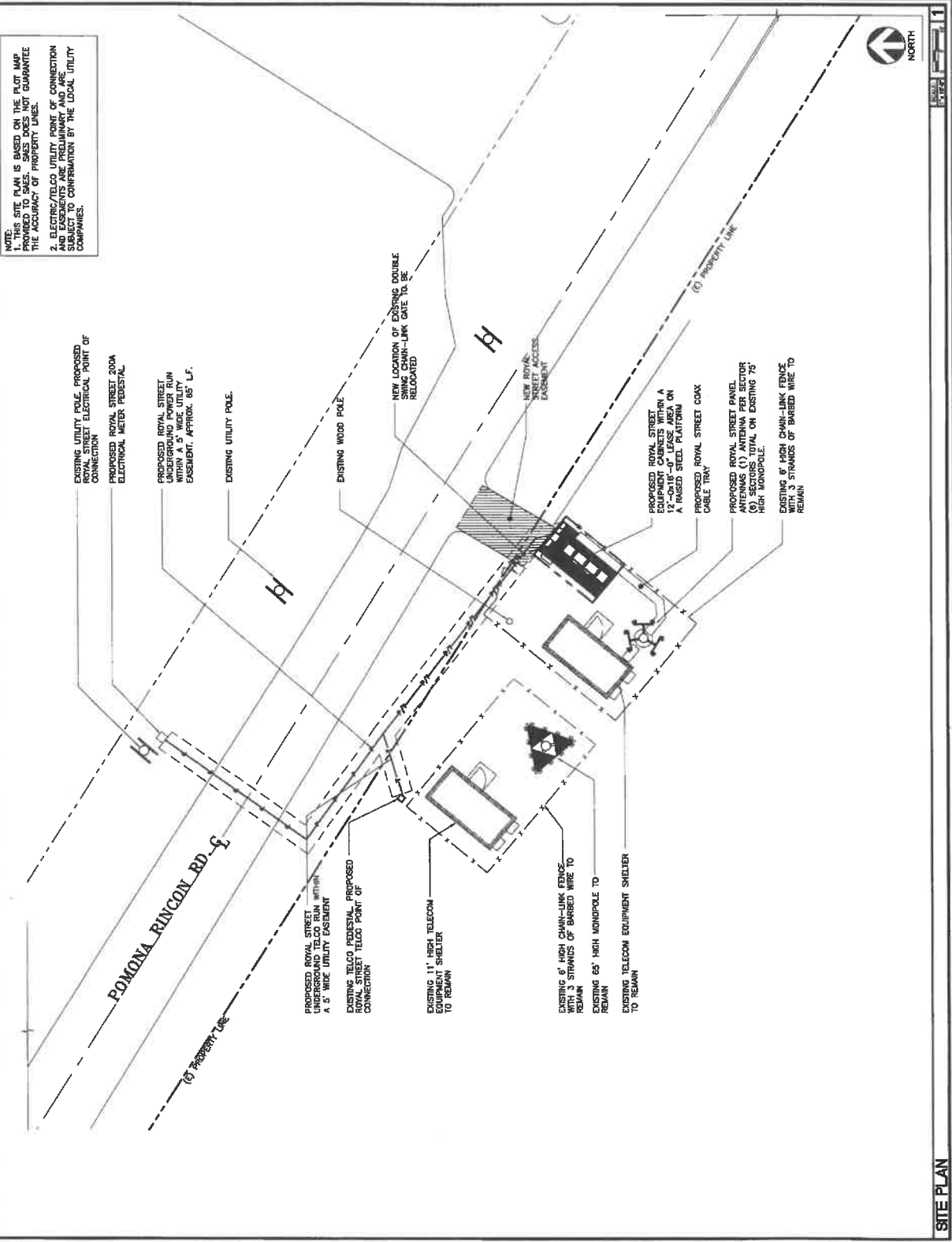
SITE PLAN

SCALE: 1" = 20' - 0"

HT RC

A1

NOTE:
1. THIS SITE PLAN IS BASED ON THE PLOT MAP PROVIDED BY THE COUNTY AND DOES NOT GUARANTEE THE ACCURACY OF PROPERTY LINES.
2. ELECTRIC/TELCO UTILITY POINT OF CONNECTION AND LOCATION OF UTILITY LINES IS SUBJECT TO CONFORMATION BY THE LOCAL UTILITY COMPANIES.



SITE PLAN

ROYAL STREET COMMUNICATIONS
 2813 EL CAMINO REAL, #201
 TUSTIN, CA 92782

POMONA RINCON
 LA 2239A
 2385 POMONA RINCON CORDINA, CA

ISSUED DATE: **08/09/07**

ZONING

REV.	DATE	DESCRIPTION
3	08/09/07	REDLINE COMMENTS DW
2	08/06/07	REDESIGN DW
1	08/27/07	100% ZD
0	08/04/06	100% ZD

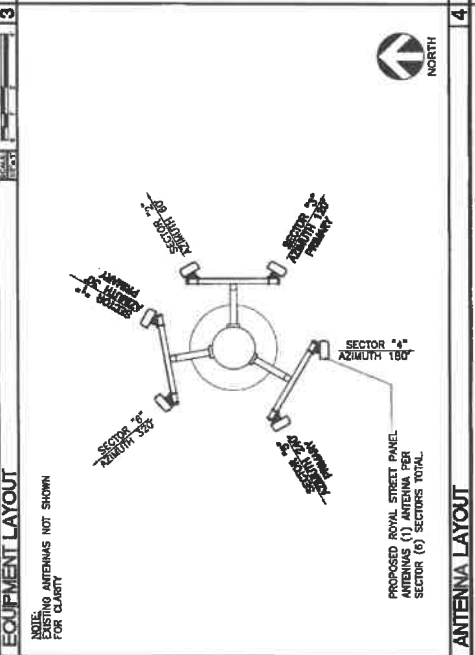
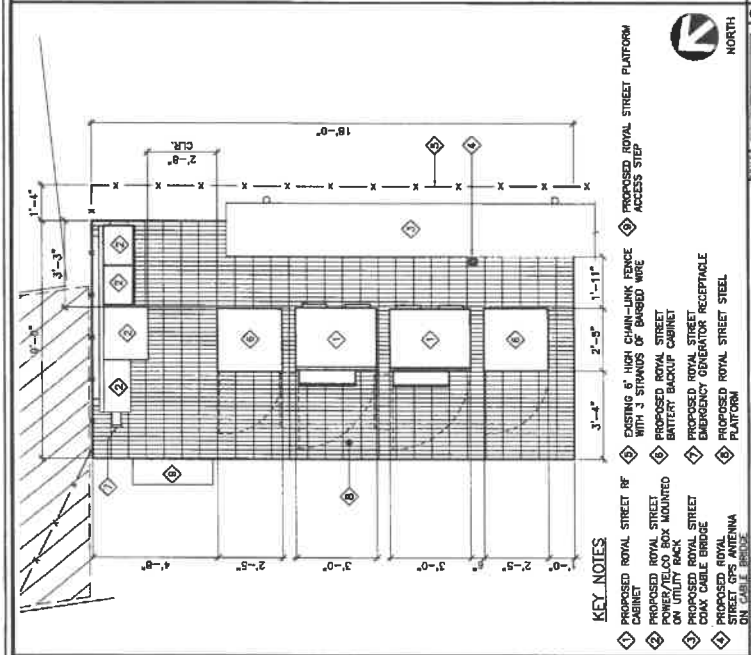
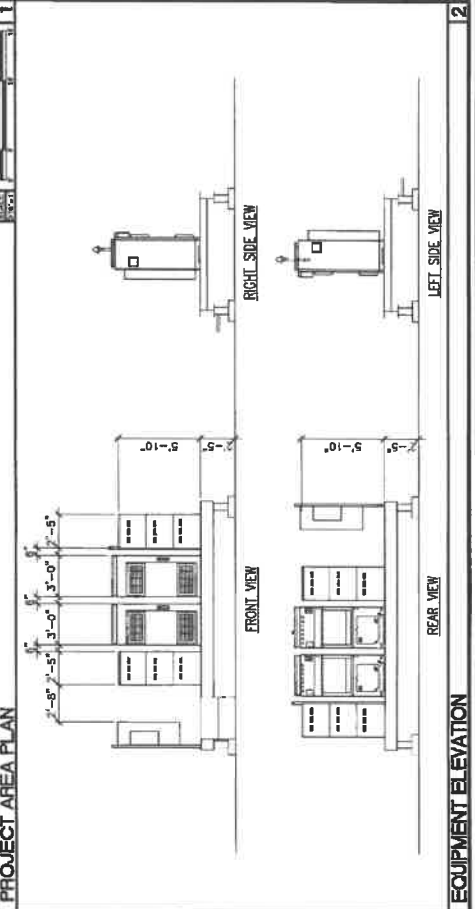
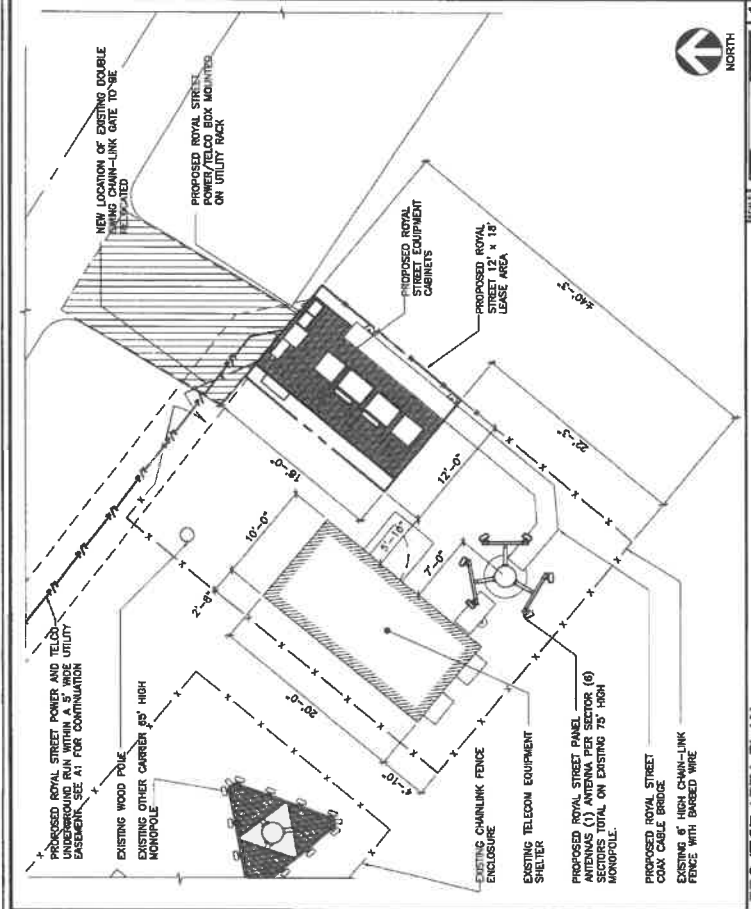
SAES
 STRATEGIC ARCHITECTURE & ENGINEERING SERVICES, INC.
 4530 CAMPUS DRIVE SUITE 504
 REDWOOD CITY, CA 94060

PLANS PREPARED BY: _____

DESIGNER: _____

PROJECT TITLE: PROJECT AREA PLAN, EQUIP ELEVATION, EQUIP AND ANTENNA LAYOUT

SHEET NUMBER: **A2**



ROYAL STREET COMMUNICATIONS LLC
 2912 CALISTO REAL, #511 TUSTIN, CA 92782

POMONA RINCON LA-2239A
 2385 POMONA RINCON CORONA, CA

08/09/07

ZONING

ISSUED FOR

REV./DATE/DESCRIPTION

REV.	DATE	DESCRIPTION
3	08/09/07	REDLINE COMMENTS
2	08/06/07	REDESIGN
1	03/27/07	100% ZD
0	08/04/06	100% ZD

CONSULTANT



SAES ARCHITECTURAL & ENGINEERING SERVICES, INC.
 4830 CAMPUS DRIVE SUITE 101 NEWPORT BEACH, CA 92660

PLANS PREPARED BY

DESIGNER

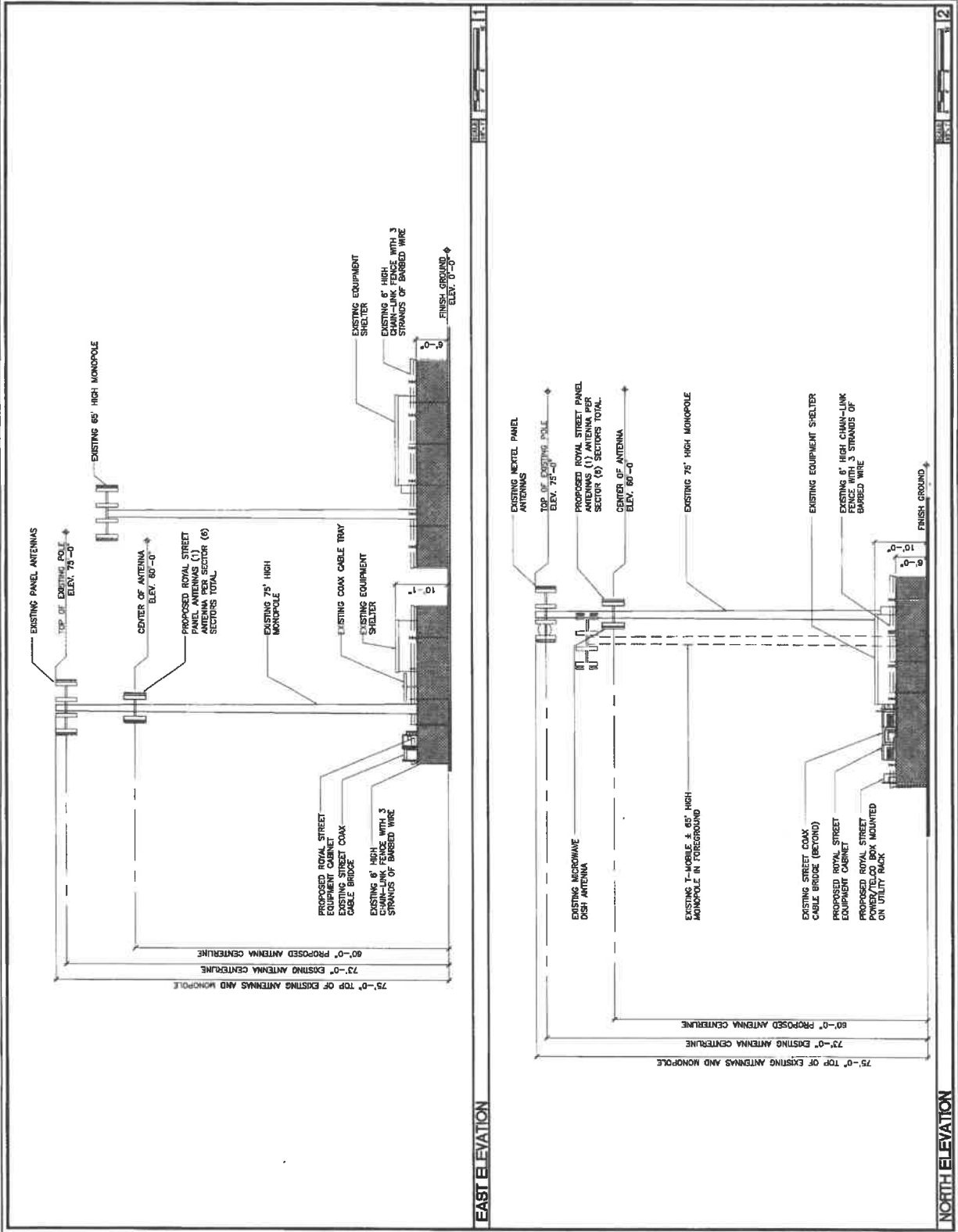
SHEET TITLE

ARCHITECTURAL ELEVATIONS

DATE

SHEET NUMBER

A3



ROYAL STREET COMMUNICATIONS LLC
 2513 EL CAMINO REAL, #551
 TUSTIN, CA 92782

POMONA RINCON
 LA 2239A
 2385 POMONA RINCON CORDON, CA

PROJECT INFORMATION:
 CURRENT ISSUE DATE:
 08/09/07

ISSUED FOR:
 ZONING

REV.	DATE	DESCRIPTION	BY
3	08/09/07	REDUCE COMMENTS DW	
2	08/06/07	REDESIGN DW	
1	07/27/07	100% ZD	HC
0	08/04/06	100% ZD	HT

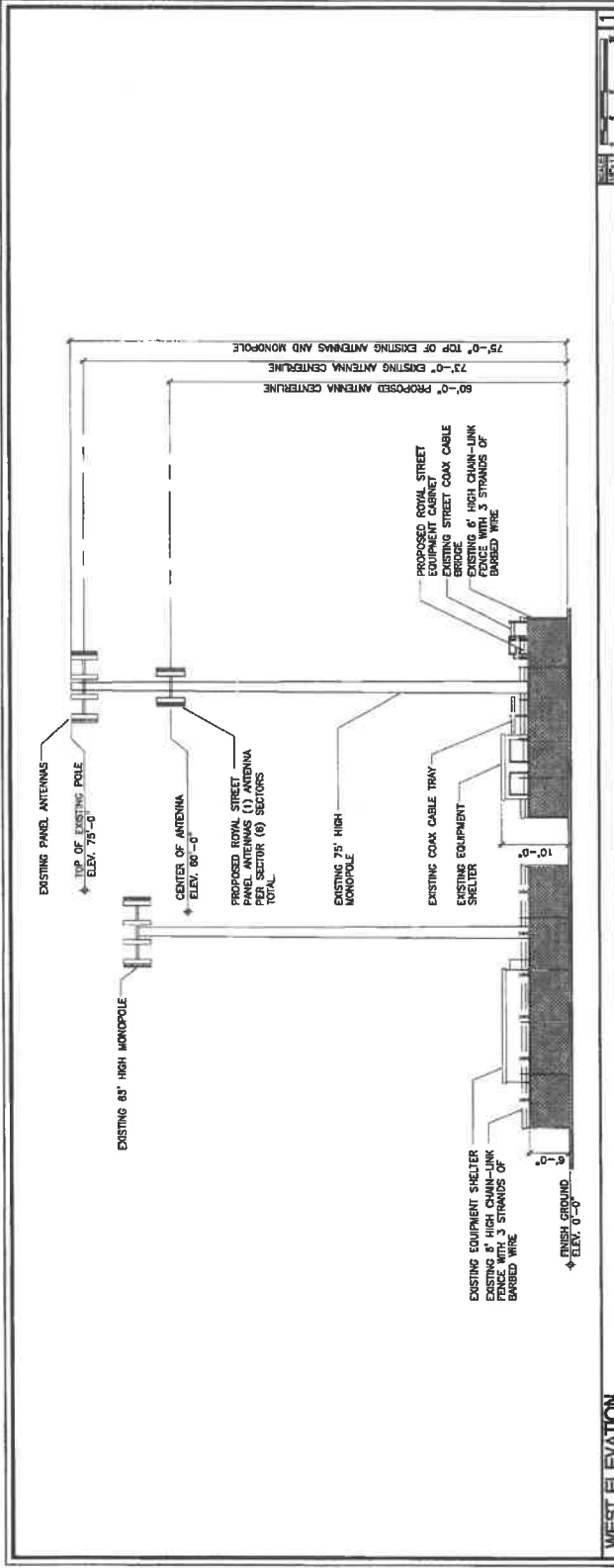
SAES
 STRATEGIC ARCHITECTURAL & ENGINEERING SERVICES, INC.
 4630 CAMPUS DRIVE SUITE 204
 RICHMOND, CA 94804

PLANS PREPARED BY:

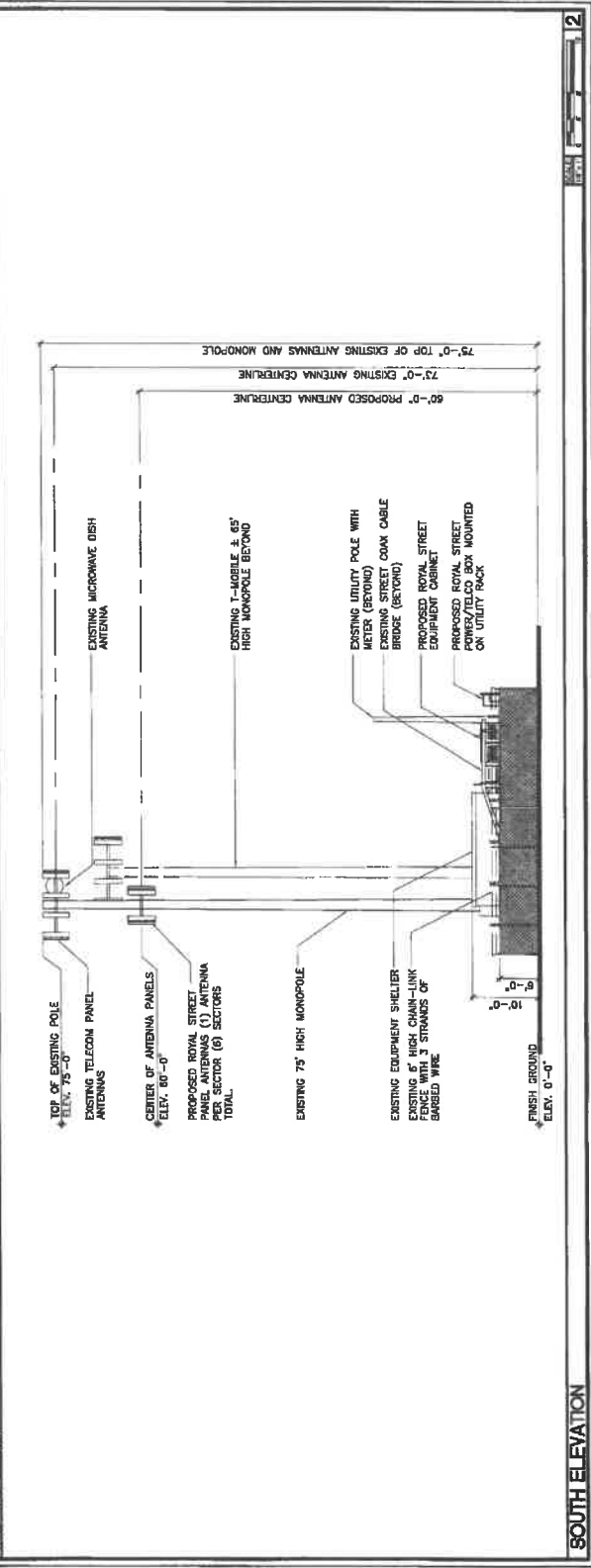
LICENSER:

SHEET TITLE:
 ARCHITECTURAL ELEVATIONS

DRAWN BY: HT
 CHECKED BY: JLN
 SHEET NUMBER:
A4



WEST ELEVATION



SOUTH ELEVATION

Extension of Time Environmental Determination

Project Case Number: PP23242
 Original E.A. Number: N/A
 Extension of Time No.: 1st EOT
 Original Approval Date: January 26, 2009
 Project Location: North of Research Dr, East of CA-91 Fwy, South of Auto Center Dr, West of Railroad St
 Project Description: Royal Street Communications, LLC collocation of six (6) panel antennas at 60-feet high on an existing 75-foot high, undisguised wireless telecommunication facility

On January 26, 2009, this Plot Plan and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
 Gabriel Villalobos, Project Planner

Date: 10/1/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danielle Tschuschke <DTschuschke@sbsite.com>
Sent: Thursday, September 13, 2018 7:12 AM
To: Villalobos, Gabriel
Cc: Ashley Masuda
Subject: Recommended Conditions for PP23242 1st EOT

Good morning Gabriel,

On behalf of SBA 2012 TC Assets, LLC, the Extension of Time Applicant, I, Danielle Tschuschke, accept the following conditions of approval of the First Extension of Time, PP23242E01:

- Planning.1 Telecom - Entitlement Life

Please let us know once the Planning Director's Hearing has been scheduled for our EOT request.

Thank you for all of your help with our extension requests; we really appreciate it!

Kind Regards,

Danielle Tschuschke
Zoning Compliance Specialist



SBA Communications Corporation
8051 Congress Avenue
Boca Raton, FL 33487-1307

561.981.9913 + **T**
561.226.0883 + **F**
dtschuschke@sbsite.com

Your Signal Starts Here.

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, September 6, 2018 8:14 PM
To: Danielle Tschuschke <DTschuschke@sbsite.com>
Cc: Ashley Masuda <amasuda@sbsite.com>
Subject: [External] Recommended Conditions for PP23242 1st EOT

Attn: SBA 2012 TC Assets, LLC
c/o Danielle Tschuschke
8051 Congress Avenue
Boca Raton, FL 33487

RE: FIRST EXTENSION OF TIME REQUEST for PLOT PLAN No. 23242.

The County Planning Department has determined it necessary to recommend the addition of one (1) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

Please review the proposed conditions of approval attached in this correspondence. If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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County of Riverside California



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



10/03/18, 2:49 pm

PP23242E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP23242E01. 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.

Planning

Planning. 1

Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of colocated facilities, the permits of all colocaters shall be automatically extended until the last colocaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use) or subsequent replacement ordinance, this condition of approval shall become null and void.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Director's Hearing: October 15, 2018

PROPOSED PROJECT

Case Number(s):	PM31918	Applicant(s):	
Area Plan:	Sun City/Menifee Valley	Applicant(s):	Humberto Ortega
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 5 gross acres, currently there is an existing house and well that will remain onsite. The project is located north of Carricaburo Rd, east of Briggs Rd, south of Marino Dr, and west of Heinz Ln.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 31918**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 18, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Parcel Map No. 31918 was originally approved at Director's Hearing on September 18, 2006. It proceeded to the Board of Supervisors where it was approved on October 31, 2006.

The First Extension of Time application was approved at the Director's Hearing on May 22, 2017, extending the expiration date to September 18, 2017.

The First Extension of Time application was approved at the Director's Hearing on September 25, 2017, extending the expiration date to September 18, 2018.

The Third Extension of Time was received September 11, 2018, ahead of the expiration date of September 18, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 21, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 21, 2018) indicating the acceptance of no new recommended conditions.

Unless specifically requested by the applicant, this Extension of Time request will not be discussed at the time it is presented to the Planning Director for approval.

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to July 11, 2013.

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on September 18, 2022.

Therefore, upon an approval action by the Planning Director, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 18, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

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

Extension of Time Findings

1. This Tentative Parcel Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved Tentative Parcel Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

3rd EOT for PM31918

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas

Notes

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

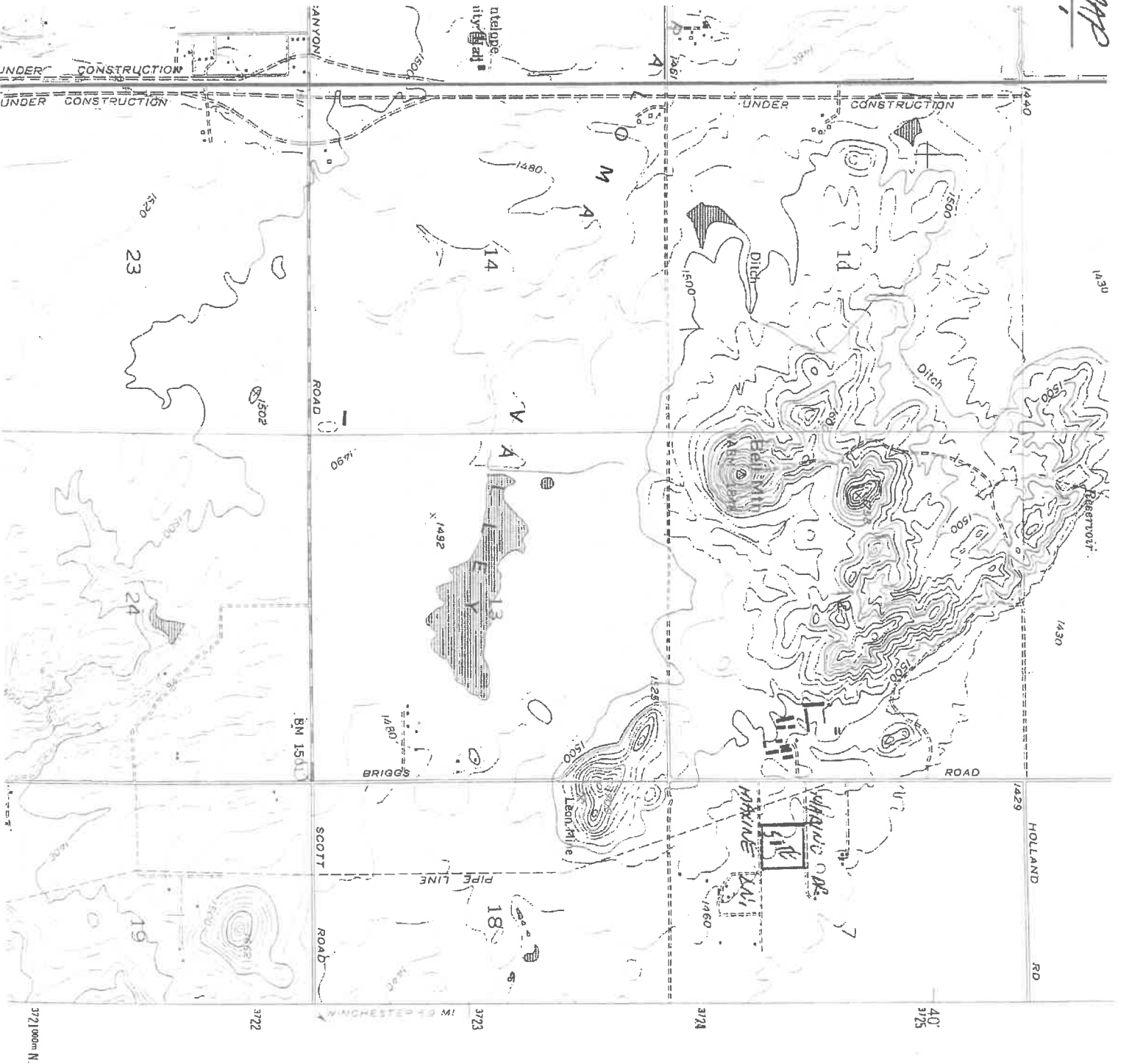


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USGS TOPO MAP
SCALE 1" = 2000'
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Extension of Time Environmental Determination

Project Case Number: PM31918

Original E.A. Number: 39688

Extension of Time No.: 3rd EOT

Original Approval Date: September 18, 2006

Project Location: North of Carricaburo Rd, East of Briggs Rd, South of Marino Dr, West of Heinz Ln

Project Description: Schedule "H" subdivision of 10.0 gross acres into two (2) Single-Family Residential lots with a minimum lot size of 5 gross acres. Currently there is an existing house and well that will remain onsite.

On September 18, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME , because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL .
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME .

Signature: 
Gabriel Villalobos, Project Planner

Date: 10/2/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Maria Ortega <luisaortega2002@gmail.com>
Sent: Friday, September 21, 2018 9:58 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for PM31918 3rd EOT

Gabriel,

Your email indicates that no new conditions are being added and you need my concurrence to proceed. I will agree to proceeding with the time extension as stated above as requested.

Let me know if you need anything else.

Thanks

Sent from my iPad

On Sep 20, 2018, at 3:47 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Humberto Ortega
30201 Marino Dr
Menifee, CA 92584

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 31918.

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, please notify me so we can discuss your concerns. If the issue cannot be resolved, then I will direct you to contact the individual Department representative to discuss this matter further.

Once the conditions have been accepted, I will begin preparing the staff report package for the Planning Director's Hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

I am eager to move this case forward and continue the extension of time process. If you have not contacted me within thirty (30) days, I will begin preparing this case with a recommendation of denial. I need one of two items to proceed:

- 1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,
- 2) Correspondence from you, the EOT applicant, advising me of the concerns with the recommended conditions. If the concern still exists after our discussion, then direction on how to approach the issue will be given and additional time will be provided until the issue is resolved.

If you have any questions, comments, or concerns regarding this email, please feel free to contact me as indicated below.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

<image001.jpg>

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[County of Riverside California](#)




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Director's Hearing: October 15, 2018

PROPOSED PROJECT

Case Number:	Plot Plan No. 26179	Applicant: Brent Engineering
EA No.:	EA42990	
Area Plan:	Elsinore	Representative: Ron Burek
Zoning Area/District:	Meadowbrook Area	
Supervisory District:	First District	
Project Planner:	Desiree Bowdan	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	347-090-014	
Continued From:	August 13, 2018	

PROJECT DESCRIPTION AND LOCATION

PLOT PLAN NO. 26179 proposes a contractor's storage yard with a 13,000 square foot building for equipment storage and maintenance, on a parcel, totaling 3.37 acres.

The project site is located north of Highway 74, south of Mermack Avenue, east of El Toro Cutoff Road, and west of Crater Drive.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42990**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26179, subject to the attached conditions of approval, 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:	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: Ordinance No. 348, Article XI

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.37	Section 11.4.a
Existing Building Area (SQFT):	No existing Structures	N/A
Proposed Building Area (SQFT):	13,000	Section 11.4.b.3
Building Height (FT):	40	Section 11.4.c.2
Proposed Minimum Lot Size:	3.37	Section 11.4.a
Total Proposed Number of Lots:	1	Section 11.4.a

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Contractor's Storage Yard	13,000	There is no minimum parking requirement for a use of this kind.	0	9
TOTAL:	13,000		0	9

Located Within:

City's Sphere of Influence:	City of Lake Elsinore
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 1/2 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 2344
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. The project site is located north of Highway 74, south of Mermack Avenue, east of El Toro Cutoff Road, and west of Crater Drive. The project proposes to establish a contractor's storage yard and to construct a 13,000 square foot building for equipment storage and light maintenance, on a single parcel, totaling 3.37 acres. Plot Plan No. 26224, located across the street, is the same property owner as this project (PP26179), but is being reviewed and analyzed separately. Hours of operation for this site will be approximately from 7:00 a.m. to 5:00 p.m., Monday through Saturday.

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 No. 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 No. 461. According to Ordinance No. 348, Section 18.12.b there are no parking requirements for this project. (COA. R-O-W Dedication 1)

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study ("IS") and a Mitigated Negative Declaration ("MND") have been prepared for this project in accordance with the California Environmental Quality Act ("CEQA"). The IS and MND represent the independent judgment of Riverside County. The documents were circulated for public review per the CEQA Statute and State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

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

Land Use Findings

1. The project site has a General Plan Land Use Designation of Light Industrial. The project is consistent with Community Development: Light Industrial (CD:LI), which includes uses such as warehouse and 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 is to allow a contractor's storage yard for the keeping of large equipment which is an industrial related use which is allowed in the Warm Springs Area Plan. Therefore, this project is consistent with the General Plan land use designation of Community Development: Light Industrial.
2. The project site has a Zoning Classification of Manufacturing Service Commercial (M-SC), which is consistent with the Riverside County General Plan. The proposed project is located within the Manufacturing – Service Commercial (M-SC) zone. The project is a contractor's storage yard with a building for equipment storage and repair, which is a listed use in Ordinance No. 348, Section

11.6.m.9, which identifies warehousing, distribution, cold storage plants, contractor's storage yards, and other places of industrial uses as a permitted use subject to a Plot Plan approval. Therefore, the project is consistent with the zoning classification.

3. The project site is located within the Warm Springs Policy Area / Overlay Zone.
4. The proposed use, a contractor's storage yard, is consistent with Ordinance No. 348 (Land Use) and is allowed within the M-SC Zoning Classification, subject to Plot Plan approval.

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 No. 348. Section 18.12.b there are no parking requirements for this project storage yards although the project will provide nine (9) parking spaces.

Development Standard Findings:

1. 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.
2. The proposed use conforms to the logical development of the land and to be 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 project is compatible to the surroundings which include other light industrial businesses such as contractor's storage yards and light manufacturing within the surrounding area. 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.
3. That 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. 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 (from existing survey centerline) per Standard No. 93 of Ordinance 460. Sufficient public right-of-way along El Toro Cutoff Road (southwest of the project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section A of Ordinance 461. (COA Transportation R-O-W Dedication)

Countywide Design Guidelines:

1. Per 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 with a 3.37 acre parcel, proposing a contractor's storage yard with a 404 square foot lot width.
2. Per Section 11.4.2.1-4 of Ordinance No. 348, where the front, side, or rear adjoins a lot with (residential) zoning classification such as those specified, there is no minimum setback. The project meets this requirement because the property does not abut any residential properties.
3. Height: Per Section 11.4.2 of Ordinance No. 348, structures shall not exceed 50 feet. The building proposes to be 40 feet in height. Therefore, it meets this height requirement. (COA. Height Limitations)
4. Per Section 11.4.h of Ordinance No. 348, outside Storage and Service Areas: must be screened by structures or landscaping. The project must provide mature landscaping for adequate screening of equipment and materials stored outdoors. The project proposes adequate screening and fencing to screen all outside storage. (COA. Landscape Plot Plan)
5. Landscaping: Per Section 11.4.e of Ordinance No. 348, a minimum 10 percent of the site proposed for development must be landscaped and irrigated. The project will exceed this minimum 10 percent landscape requirement with landscaping at 12 percent. All slopes greater than 3 feet high will have erosion control measures, as it relates to Ordinance No. 457. The project will have 17,802 square feet of ground cover around the perimeter of the project which will include trees and shrubs. (COA. Landscape Plot Plan)
6. Adequate Screening: Per Section 11.4.d of Ordinance No. 348, the project will include a 7 foot high chain link fence to prevent break-ins. The fencing is required to have screening material as well as mature landscaping to screen all mechanical equipment from public view. The zoning classification is not residential, therefore, a masonry wall is not required to be constructed. Therefore, it meets the requirement. (COA. Wall & Fence)
7. Per Section 11.4.f of Ordinance No. 348, parking areas shall be provided as required by Section 18.12. Because the proposed project is a contractor's storage yard, there are no parking requirements required in Section 18.12. However, the project does propose a parking and driveway area, which will comprise of 1,604 square feet of pervious class II base, including 8 parking spaces and 1 accessible space.
8. Per Section 11.4.g of Ordinance No. 348, the Trash collection area will provide a 112 square foot trash enclosure located on the property near the entrance and will provide adequate landscaping for screening to reduce visibility. Therefore, the project meets this requirement. (COA. Trash Enclosure)

9. Pursuant to Section 11.4.h of Ordinance No. 348, the project will provided adequate screening with a 7 foot high 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. (COA. Landscaping) (COA. Landscaping Plot Plan) (COA. Fencing Plan Required)
10. Pursuant to Section 11.4.j of Ordinance No. 348, the roof-mounted equipment will be screened by portions of the building façade from view of the public. Therefore, the requirement is met. (COA. Roof Equipment Shielding)
11. Pursuant to Section 11.4.k of Ordinance No. 348, the project will provide adequate lighting for structures, landscape, and parking areas. Therefore it meets this requirement. (COA. Outdoor Lighting)
12. Neighborhood Compatibility: The project is compatible to the surroundings which include other light industrial businesses such as contractor's storage yards and light manufacturing within the surrounding area. Therefore, it is compatible with the surrounding uses.
13. Utilities: The project proposes to install all utilities underground as provided in Section 11.4.l of Ordinance No. 348. (COA. Transportation Utility Plan & COA. Transportation Utility Install) (COA. Planning. Utilities Underground)

Other Findings

1. The project site is located within Criteria Cell **4076** of the Western Riverside County Multiple Species Habitat Conservation Plan. Per requirements set-forth by Environmental Programs, 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." This project fulfills the plan requirements.
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. The requests from the City of Lake Elsinore were regarding hours of operation, outside storage, adequate landscape, and lighting. The County of Riverside has addressed all requests made by the City of Lake Elsinore and defined the project expectations in the conditions of approval.

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.

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.

Conclusion:

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

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

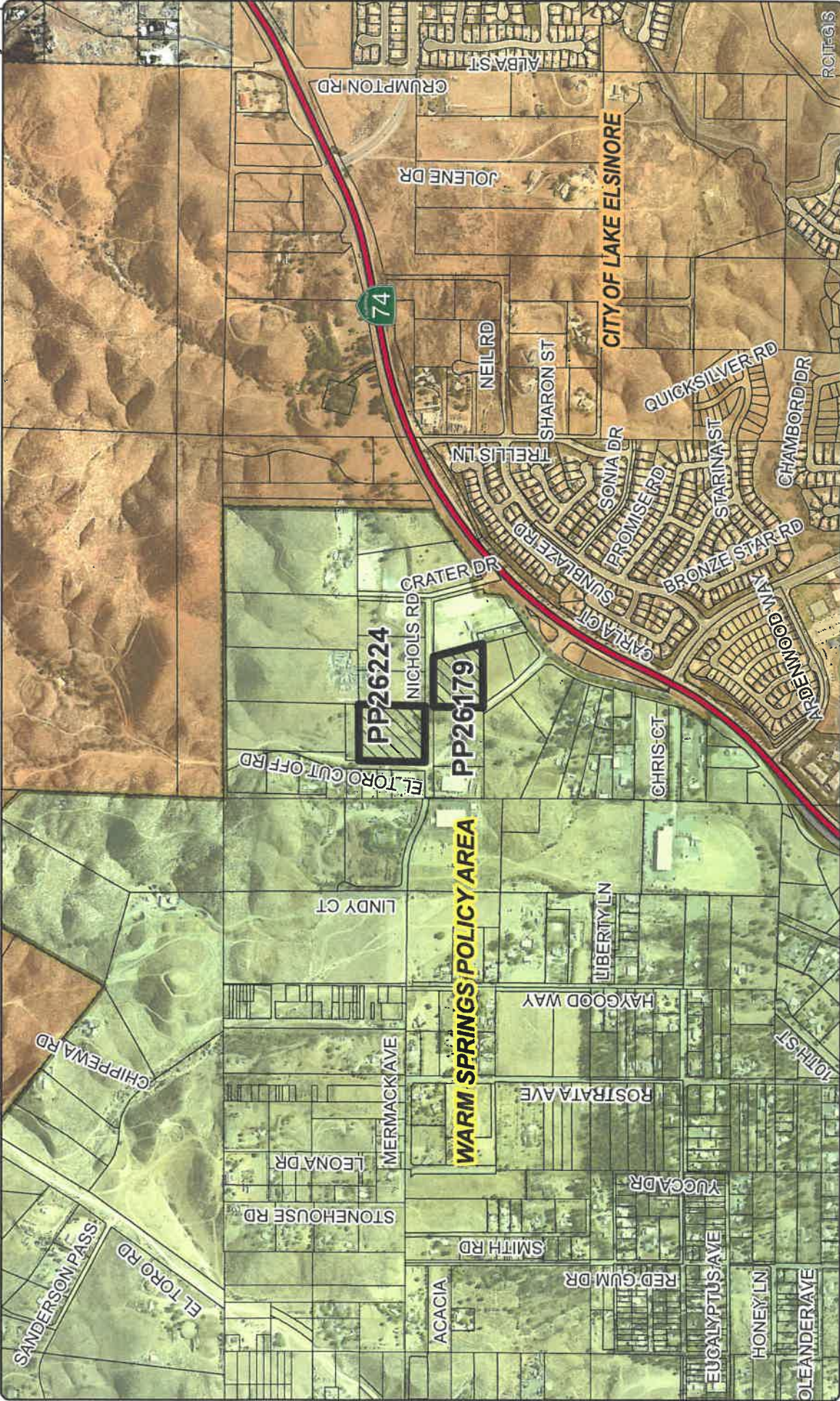
APPEAL INFORMATION

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

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP21679 PP26224
VICINITY/POLICY AREAS

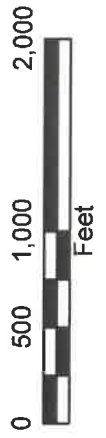
Supervisor: Jeffries
 District 1

Date Drawn: 04/03/2018
 Vicinity Map



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County. The new designations are shown on this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)665-9277 (Eastern County) or Website: <http://www.riversideplanning.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21679 PP26224

EXISTING ZONING

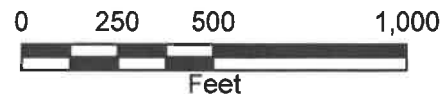
Supervisor: Jeffries
District 1

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rclima.org>

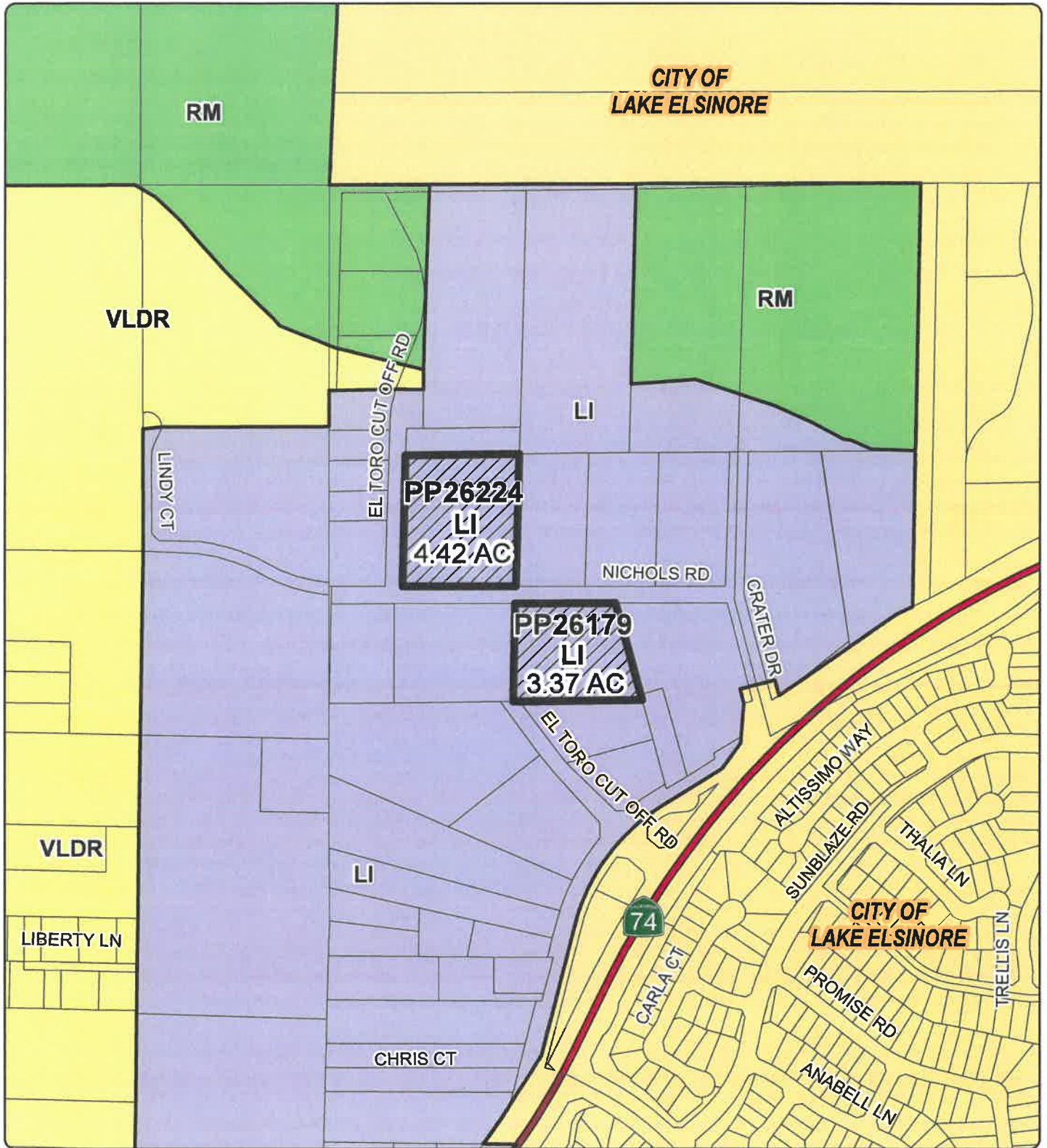
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21679 PP26224

EXISTING GENERAL PLAN

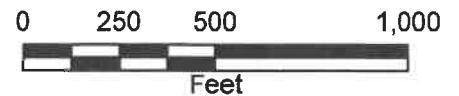
Supervisor: Jeffries
District 1

Date Drawn: 04/03/2018
Exhibit 5



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



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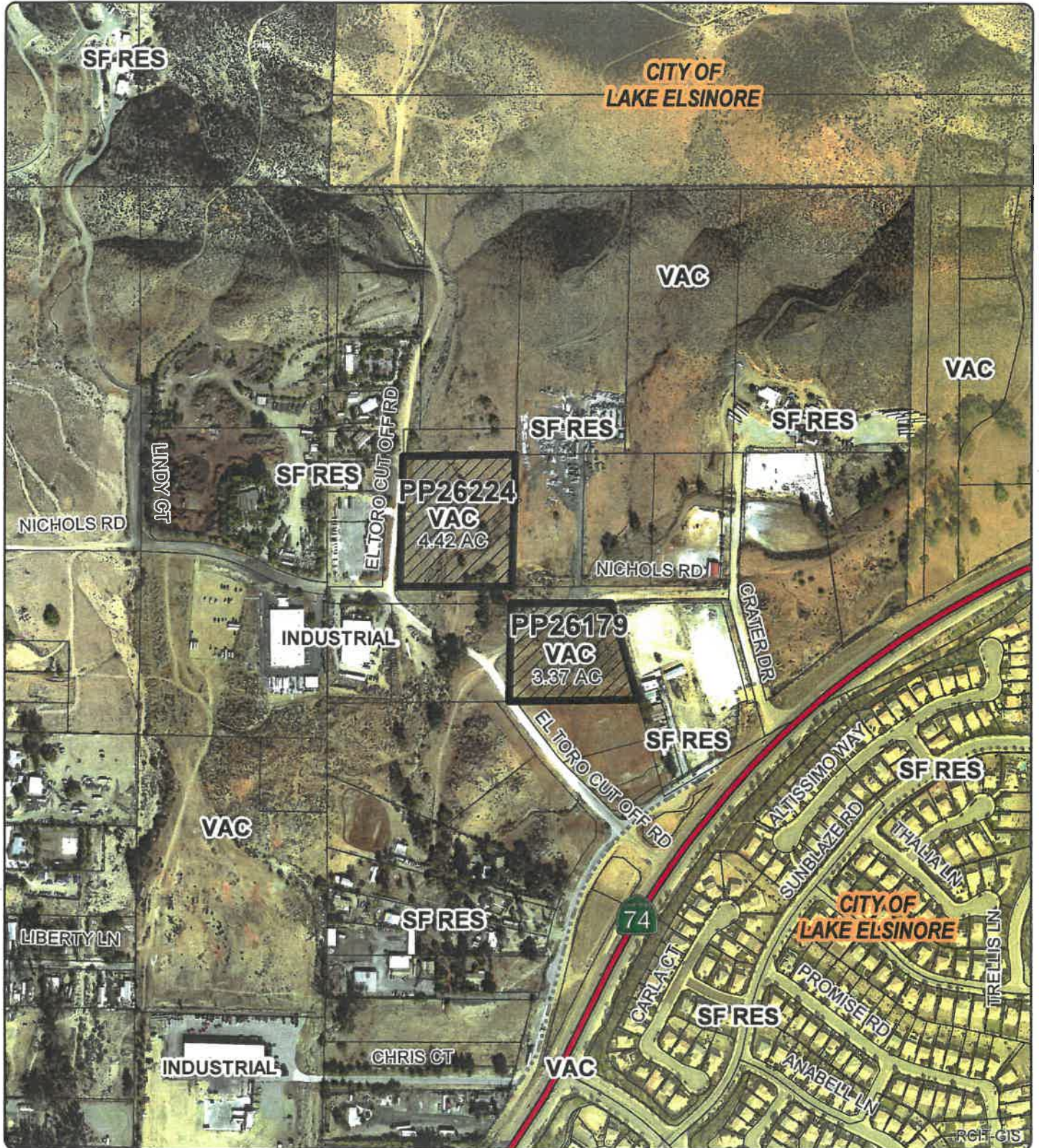
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP21679 PP26224

LAND USE

Supervisor: Jeffries
District 1

Date Drawn: 04/03/2018
Exhibit 1



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)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

COUNTY OF RIVERSIDE

BRENT ENGINEERING FACILITY – Parcel 13/BK 15/ PG 92
 EL TORO CUTOFF / MERMAC AVE
 LANDSCAPE PLANS

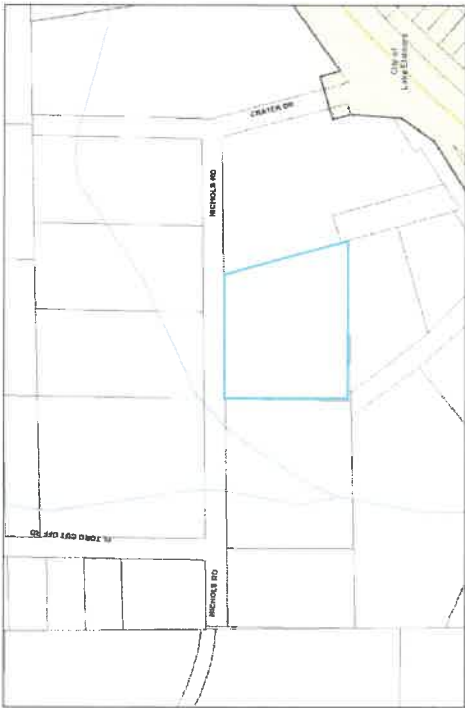
APN NUMBERS
 347-090-014
 PROJECT DIRECTORY
 OWNER:
 BRENT ENGINEERING INC
 20 OLD RANCH ROAD
 LINDSEY, CA 92577
 PHONE: (951) 633-8977
 CONTACT PERSON - RON BURK
 LANDSCAPE ARCHITECT:
 Jim Pelcorista
 1279 Coronado
 92673 Torrance CA
 310-536-8885
 Contact: Jim Pelcorista

CIVIL ENGINEER:
 FCB and Associates
 2000 Wilshire Court
 Torrance, CA 90509
 Tel: 310-201-1111
 Fax: 310-201-1111
 www.fcbassociates.com

MAINTENANCE QUANTITIES (ONSITE/OFFSITE)

1. LANDSCAPED FLAT AREAS:	1,208	S.F.
2. LANDSCAPED SLOPE AREAS:	12,813	S.F.
3. TOTAL NUMBER OF TREES:	0	E.A.
4. TOTAL NUMBER OF PALM TREES:	0	E.A.
5. DECOMPOSED GRANITE TRAILS:	0	S.F.
6. WALL FACE GRAPPLING:	0	L.F. (LMD ONLY)
7. 3 RAIL PAC FENCING:	0	S.F.
8. WALL FACE GRAPPLING ABATEMENT:	0	S.F.
9. LANDSCAPE LIGHTING:	0	E.A.
10. DECORATIVE ROCK:	12,813	S.F.

INDEX OF SHEETS
 1 Title Sheet
 2 Conceptual Planting Plan



SINGLE SHEET

WATER DISTRICT NOTES

MAINTENANCE DISTRICT NOTES



VICINITY MAP

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEANING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTEE MUST INFORM COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 48 HOURS TO BEGINNING CONSTRUCTION.
 PHONE: (951) 955-6780 FOR PERMIT CASES (C.U., P.U., OR VOLUNTARY). CABAZON AND AREA WEST
 PHONE: (951) 955-6665 FOR PARCEL MAPS AND TRACT MAPS
 PHONE: (760) 342-9287 FOR PERMIT CASES EAST OF CABAZON

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

INSPECTION SCHEDULE



CASE: PP26179
 EXHIBIT: A (SHEETS 1-2)
 DATE: 4/3/2017
 PLANNER: D. Bowdan

BRENT ENGINEERING INC. RIVERSIDE COUNTY FACILITY

LOT 14 / MERMAK AVENUE IMPROVEMENTS (PP26179)

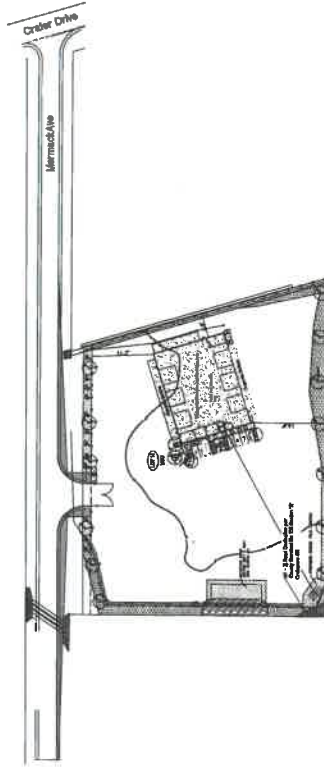
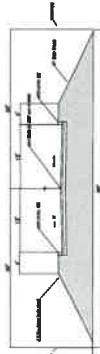
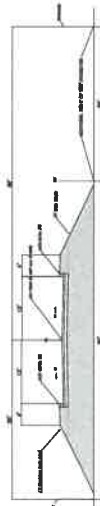
SITE SUMMARY

PROJECT DESCRIPTION

Plot Plan 26179 is a proposal to grade approximately 3.01 acres of a 3.37 acre site for the outside storage of heavy equipment and equipment maintenance purposes and employee parking. The project also includes the construction of a 13,000sqft building which consists of 900sqft of office area and 12,100 sqft of enclosed area for heavy equipment fabrication and maintenance. The installation includes base metal building, trench enclosure, trench enclosure basin, entry gate, trash enclosure, required landscaping and utility installation.

APN: 347-090-014

- Total Land Area 3.37 acres
- Graded Area 3.06 acres
- Grading Coverage 91.0%
- 8 stalls
- 1 Stall / 2 Employees
- 3 Stalls (6 employees)
- MSC
- Heavy equipment storage and maintenance yard.
- 15,364sqft (11.5%)
- Required Landscape Area 13,367sqft (10.0%)
- Minimum Lot Size 10,000sqft
- 75' 0"



LIMITS OF WORK

CASE: PP26179
EXHIBIT: L (SHEETS 1-2)
DATE: 4/3/2017
PLANNER: D. Bowdan



LOCATION MAP

- SHEET INDEX
- T - 1
- P - 2
- L - 3
- L - 4
- L - 5
- L - 6
- L - 7
- L - 8
- L - 9
- L - 10
- L - 11
- L - 12

NOTES:

- ZONING: THE SUBJECT PROPERTIES AND ADJACENT PROPERTIES ARE ZONED M10
- BOHIO DISTRICT
- LAKE ELSINOR UNIFIED
- WET UTILITY PROVIDER: CALIFORNIA WATER SERVICE
- WATER DISTRICT (SERVICE AVAILABLE): (951) 674-3146
- DRY UTILITY PROVIDER: (888)892-2253
- PHONE: VERIZON (800)655-4555
- ELECTRIC: SOUTHERN CALIFORNIA Edison (800)427-2200
- GAS: SOUTHERN CALIFORNIA GAS (800)755-8112
- TRASH COLLECTION: (800)755-8112
- PROPERTY IS NOT SUBJECT TO LIQUIDATION, GEOLOGICAL HAZARDS, FLOOD HAZARDS AND IS NOT LOCATED IN A SPECIAL STUDIES ZONE.
- REBUS SURVEY TOPOGRAPHIC SURVEY FIELD SURVEY COMPLETED MARCH 2017

Lead: APR / Thomas Bros
Discussion:

Lot 14
Parcel 13 of County of Orange
Recorded in Book 15 Page
92 6/24/1948

APN: 347-090-014
Thomas Bros PG 836, 2014
Edition

OWNER
BRENT ENGINEERING INC.
20 02 0200, Boca
Laguna Hills, CA

DATE: 1/27/17 8:52:18
User: cbr@brenteng.com
Email: cbr@brenteng.com

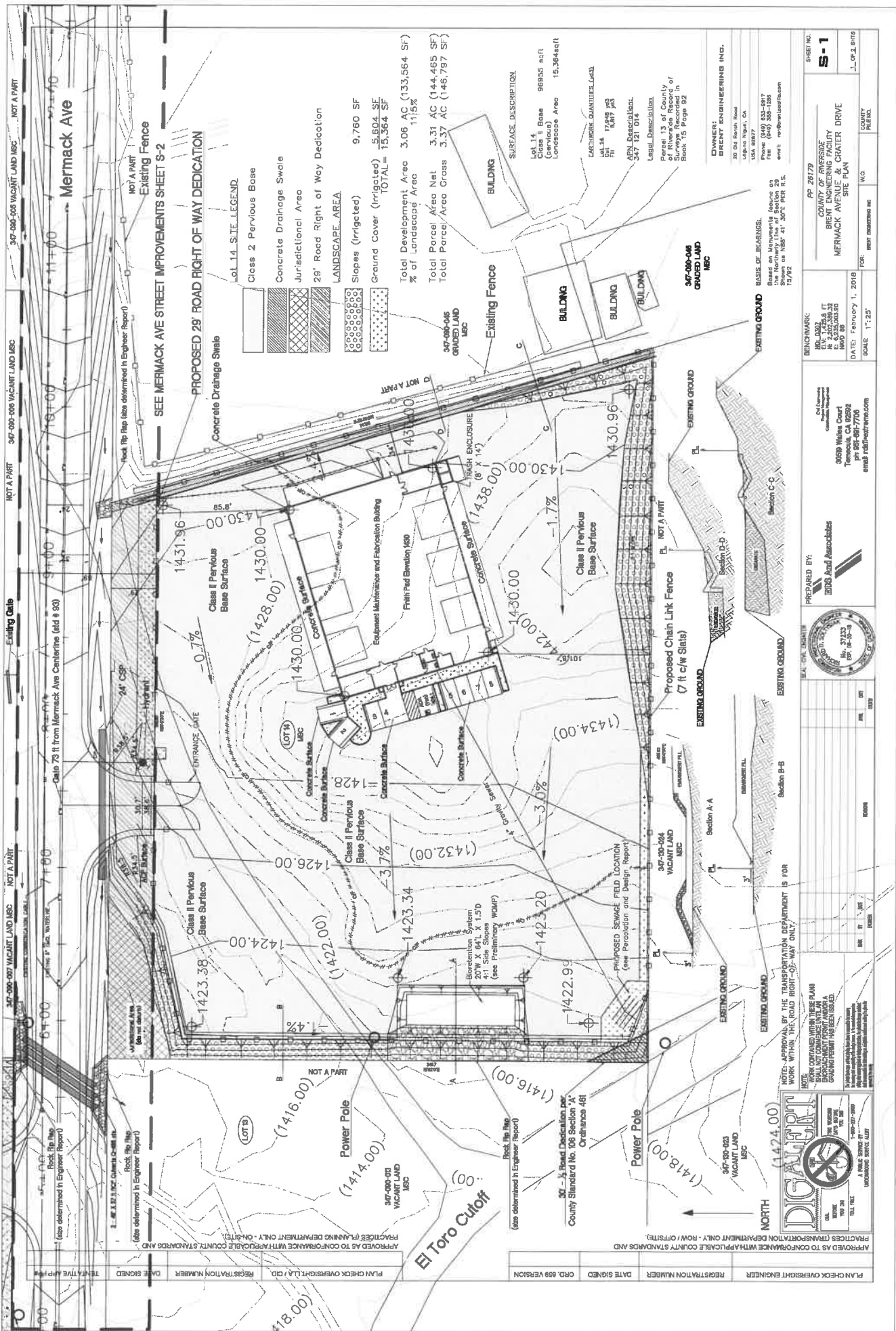
PP 26179

February 2, 2019

T-1

3058 Weller Court
Temecula, CA 92592
ph: 951-691-7706
email: ralf@brenteng.com





347-000-007 VACANT LAND MSC NOT A PART
 347-000-009 VACANT LAND MSC NOT A PART
 347-000-005 VACANT LAND MSC NOT A PART
 347-000-006 VACANT LAND MSC NOT A PART
 347-000-008 VACANT LAND MSC NOT A PART
 347-000-004 VACANT LAND MSC NOT A PART
 347-000-003 VACANT LAND MSC NOT A PART

Mermack Ave
 SEE MERMACK AVE STREET IMPROVEMENTS SHEET S-2
 PROPOSED 29' ROAD RIGHT OF WAY DEDICATION
 PROPOSED Concrete Drainage Swale

Lot 14 SITE LEGEND
 Class 2 PerVIOUS Base
 Concrete Drainage Swale
 Jurisdictional Area
 29' Road Right of Way Dedication
LANDSCAPE AREA
 Slopes (Irrigated) 9,760 SF
 Ground Cover (Irrigated) 5,604 SF
TOTAL = 15,364 SF
 Total Development Area 3.06 AC (133,564 SF)
 Total Parcel Area Net 3.31 AC (144,465 SF)
 Total Parcel Area Gross 3.37 AC (146,797 SF)

EXISTING FENCE
 347-000-005 GRADED LAND MSC
 347-000-006 GRADED LAND MSC
 347-000-004 VACANT LAND MSC
 347-000-003 VACANT LAND MSC

EXISTING BUILDING
 347-000-008 GRADED LAND MSC
 347-000-007 VACANT LAND MSC
 347-000-006 GRADED LAND MSC
 347-000-005 GRADED LAND MSC

EXISTING GROUND
 347-000-004 VACANT LAND MSC
 347-000-003 VACANT LAND MSC

EXISTING GROUND
 347-000-004 VACANT LAND MSC
 347-000-003 VACANT LAND MSC

EXISTING GROUND
 347-000-004 VACANT LAND MSC
 347-000-003 VACANT LAND MSC

EXISTING GROUND
 347-000-004 VACANT LAND MSC
 347-000-003 VACANT LAND MSC

OWNER:
 BRENT ENGINEERING INC.
 20 000 Soledad Road
 Laguna Hills, CA 92653
 LSA 28277
 Phone: (949) 339-1999
 Fax: (949) 339-1999
 email: info@brentengineering.com

BASE OF BEARINGS:
 Based on Monumental Section 25
 the Northern True Meridian
 17/492
 17/892

BENCH MARK:
 ELEVATION 1,325.8 FT
 N 2515.033 010
 W 130 89
 DATE: February 1, 2018
 SCALE: 1" = 25'

BENCH MARK:
 3620 White Court
 Temecula, CA 92592
 PH: 951-857-7705
 EMAIL: info@jrdassociates.com

PREPARED BY:
 JRD ASSOCIATES
 3620 White Court
 Temecula, CA 92592
 PH: 951-857-7705
 EMAIL: info@jrdassociates.com

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / OFFSETS).
APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION

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PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 659 VERSION

NOTES:
 APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THIS ROAD RIGHT-OF-WAY ONLY.
 APPROVAL BY THE PLANNING DEPARTMENT IS FOR ON-SITE WORK.
 THESE PLANS CONTAIN INFORMATION THAT IS UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. VIOLATION OF THIS NOTICE IS A VIOLATION OF CALIFORNIA PENAL CODE SECTION 90273 AND MAY BE SUBJECT TO PROSECUTION.

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26179/EA42990

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: 03/28/18
Y:\Planning Case Files-Riverside office\PP26179\DH-PC-BOS Hearings\DH-PC\PP26179.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42990 ZCFG6359

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42990
Project Case Type (s) and Number(s): PP26179
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 Niguel, CA 92677

I. PROJECT INFORMATION

Project Description: PLOT PLAN NO. 26179 proposes a contractor's storage yard with a 13,000 square foot building for equipment storage and maintenance, on a parcel, totaling 3.37 acres. Hours of operation will be approximately from 7:00 a.m. to 5:00 p.m.

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

A. Total Project Area: 3.37

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 3.37	Lots: 1	Sq. Ft. of Bldg. Area: 13,000	Est. No. of Employees:
Other:			

B. Assessor's Parcel No(s): 347-090-014

Street References: The project is located northerly Highway 74, southerly of Mermack Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr.

C. Section, Township & Range Description or reference/attach a Legal Description:
Township: 5 south, Range: 4 west, Section: 29

D. 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

D. Land Use Designation(s): Light Industrial

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 checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input checked="" type="checkbox"/> Other: Floodplains |
| <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

Date

August 30, 2017

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:

a) The project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

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 measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

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

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light; 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. (COA 10.PLANNING.4) 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 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. (COA 10.PLANNING.4) 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 measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a) 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 measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction 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 proposes a contractor's storage yard and a 13,000 square foot building. The project is not anticipated to generate significant odors or substantial point source emissions based upon the studies provided. Therefore, this impact is considered less than significant.

f) Project construction is not allowed to involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" 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 threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: 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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Therefore, impacts are less than significant.

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 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Impacts will be less than significant.

f) No state or federal wetlands and no MSHCP Riparian Habitat will be impacted by project related impacts. No impacts will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

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 and a field survey were conducted for the project area. The records search and field survey did not identify any historic resources within 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. 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 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.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<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. 2543 (GEO02543)

Findings of Fact:

a-b) According to the Project Geologist (GEO02543), 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone				
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. 2543 (GEO02543)

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. Therefore, impacts are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and no mitigation measures are necessary.

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. 2543 (GEO02543)

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. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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. 2543 (GEO02543)

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

The Project Geologist has concluded that the potential for tsunamis, seiche or sudden dam failure to impact the site is not considered a significant threat. Therefore, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, County Geologic Report No. 2543 (GEO02543)

Findings of Fact:

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 2543 (GEO02543)

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 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 2543, 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

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

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

Findings of Fact:

- a-b) The 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 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,

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

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

Source: 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 contractor's storage yard proposing a 13,000-square-foot building. The proposed grading is less than significant, and operation of the building 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"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project proposes a contractor’s storage yard with a 13,000 square foot building. 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. Condition of Approval 10.FIRE.21 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

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

Source: Riverside County General Plan Figure S-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.

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

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?

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 3.37 acre parcel. The site is located on the southeast corner of Mermack Avenue and El Toro Cutoff Road, approximately 1,000 feet north of Highway 74. The site is Parcel 13 of Parcel 10179.

a-d) The topography of the area consists of well-defined ridges and natural watercourses. The site sits on a hilltop. There is a natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the northwest corner of the site. This is the upstream end of Arroyo Del Toro. It should be noted that this watercourse may be classified as "waters of the United States: or a "jurisdictional streambed". Another small natural watercourse with a tributary drainage area of approximately 45 acres flows just south of the site. 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. 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. Therefore, the impacts are less than significant with mitigation incorporated.

The development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. The proposed infiltration basin is intended to provide mitigation for both increased runoff and water quality impacts. There are no District maintained facilities, either existing or proposed, are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The District's standard 'Increase Runoff Criteria' is provided as a reference to the project engineer and plan checker. Therefore, impacts will be less than significant with mitigation incorporated.

The impervious area associated with the development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. A proposal for mitigation of the incremental increase of peak flow rates shall be shown on the site plan and calculations supporting the adequacy of the mitigation feature shall be submitted for review and must be approved prior to the issuance of conditions of approval.

This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

e) This project is not a map, and there will be no housing. 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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f) The project is not located within a 100 year flood hazard area, so there will be no impact.

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: Mitigation measures are detailed in (COA 10. TRANSPORTATION. USE Increased Runoff) and (COA 60. Transportation. USE Final WQMP).

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

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

Findings of Fact:

a-d) There is a natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Mermack Avenue near the northwest corner of the site. This is the upstream end of Arroyo Del Toro. It should be noted that this watercourse may be classified as “waters of the United States; or a “jurisdictional streambed”. Another small natural watercourse with a tributary drainage area of approximately 45 acres flows just south of the site. 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. To mitigate this, an increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department. The entire area of proposed development will be routed through a detention facility to mitigate increased runoff. Therefore, the project will be less significant with mitigation incorporated.

Mitigation: Mitigation measures are detailed in (COA 10. TRANSPORTATION. USE Increased Runoff).

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

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 measures are required.

Monitoring: No monitoring measures are 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

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 Article XI Section 11.2.B.1.m.9) of Ordinance 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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

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

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: 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"/>
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Source: Project Application Materials, GIS database

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 on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials

Findings of Fact:

a) 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.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. (COA 10. FIRE-USE #21 – HAZARDOUS FIRE AREA) this is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there will be no impacts.

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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

4. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 contractor's storage yard with a 13,000 square foot building 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 impacts

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Libraries

<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 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and small mobile office that will not have recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment,. 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

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

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

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Transportation Department exempted this project from the requirements of a Traffic Study (COA 10-TRANSPORTATION. USE – TS/EXEMPT) . 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). There will be 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). (COA 90. Transportation-USE IMPROVEMENT (OFF-SITE)). 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.

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

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.

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

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:

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

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

Source: Tribal Consultation

Findings of Fact:

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.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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. The applicant provided a water will-serve letter to the Environmental Health Department and will connect to the public sewer system. There will be no impacts.

b) EMWD is willing to provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is proposing an on-site wastewater treatment system (OWTS) and septic system. The minimum tank size is 750 gallons. The project proposes a load of 25 gallons per day per employee. The facility proposes to employ 9 people which calculates $9 \times 25 = 225$ gallons per day. Applying a 50% multiplier yields a design discharge of approximately 338 gallons per day. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) 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.

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

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

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.

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

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

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.

Revised: 8/14/2018 11:42 AM

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



06/12/18, 4:19 pm

PP26179

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26179. 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 PP26179 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 B (Elevations), Amended No. 1, dated 4/3/2017.

Exhibit C (Floor Plans), Amended No. 1, dated 4/3/2017.

Exhibit G (Conceptual Grading Plan), Amended No. 1, dated 4/3/2017.

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

Exhibit W (Wall and Fencing Plan), Amended No. 1, dated 4/3/2017.

Other Exhibit(s)

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. 878 (Regarding Noisy Animals)
 - 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 use hereby permitted is for a contractor's storage yard with a 13,000 square foot building for equipment storage and maintenance, on a parcel, totaling 3.37 acres. Hours of operation will be 7:00 a.m. to 5:00 p.m. Deliveries to the facility will be during these working hours. APN: 347-090-014

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 - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 6 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 & 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

ACCESSIBLE PATH OF TRAVEL:

Site plan indicates van ADA parking. Loading zone to be on the passenger side.

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

1. Accessible path construction type (Asphalt or concrete).

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

ACCESSIBLE PARKING:

Please provide total parking count, along with number of standard and van accessible spaces. Provide details of accessible spaces, including dimensions, composition, cross-slope, signage, etc.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 2 0010-BS-Plan Check-B&S-SUBMITTAL REQUIREMENTS
(cont.)

ACCESSIBLE PATH OF TRAVEL:

Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include:

- 1.Accessible path construction type (Asphalt or concrete).
- 2.Accessible path width.
- 3.Accessible path directional slope % and cross slope %.
- 4.All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

- 1.Connect to all building(s).
- 2.Connect to all accessible parking loading/unloading areas.
- 3.Connect to accessible sanitary facilities.
- 4.Connect to areas of public accommodation. Please be aware that the approved site plan with accessibility requirements should be included with any building plan submittals. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440
WPEPPAS@rivco.org

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - NO FLOOR DRAINS

PP26179 proposed buildings for equipment fabrication and maintenance. Per Rich Soltysiak, P.E., there is no manufactured waste or floor drains to be conveyed through the OWTS. Industrial flows have not been evaluated by Environmental Health and if proposed would first require Santa Ana Regional Water Board Clearance.

E Health. 2 0010-E Health-USE - OWTS REVIEW COMMENTS

PP26179 was reviewed at a time when sewer is not available to the site. If sewer becomes at the time development and building occur, project will be required to connect to sewer.

If sewer is not available, the applicant is required to submit any and all items required by this Department to conduct a review of the onsite wastewater treatment system (OWTS)/septic specific to the structure being built. Please note the following items when conducting the review of OWTS for this project:

- Only domestic flows may go into the OWTS. Any industrial flows will require Regional Water Board Clearance. No industrial flows have been included in the review for entitlement of PP26179.
- This project cannot exceed 10,000gallons per day.

E Health. 3 0010-E Health-USE - POTABLE WATER SERVICE

PP26179 is proposing potable water service from Elsinore Valley Municipal Water District (EVMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

Any existing on-site water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-USE-#005-CONSTRUCTION MATERIAL

All buildings shall be constructed per Chapter 7A of the California Building Code.

Fire. 2 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

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.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 3

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

Fire. 4

0010-Fire-USE-#88A-AUTO/MAN GATES

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Fire. 5

0010-Fire-USE-#89-KNOX BOX

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

Flood

Flood. 1

0010-Flood-USE FLOOD HAZARD REPORT

Bluebeam Session ID: 224-396-879 Plot Plan (PP) 26179 is a proposal for a contractor storage yard on a 3.37-acre site in the Meadowbrook area. The site is located on the southeast corner of Mermack Avenue and El Toro Cutoff Road, approximately 1,000 feet north of Highway 74. The site is Parcel 13 of Parcel Map 10179.

The topography of the area consists of well-defined ridges and natural watercourses. The site sits on a hilltop. There is a natural watercourse with a tributary drainage area of approximately 425 acres that flows along the north side of Memack Avenue near the northwest corner of the site. This is the upstream end of Arroyo Del Toro. It should be noted that this watercourse may be classified as "waters of the United States" or a "jurisdictional streambed". Another smaller natural watercourse with a tributary drainage area of approximately 45 acres flows just south of the site. 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. 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.

The development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. It is assumed the proposed infiltration basin is intended to provide mitigation for both increased runoff and water quality impacts. There are no District

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT (cont.)

maintained facilities, either existing or proposed, are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The District's standard 'Increase Runoff Criteria' is provided as a reference to the project engineer and plan checker.

The impervious area associated with the development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. A proposal for mitigation of the incremental increase of peak flow rates shall be shown on the site plan and calculations supporting the adequacy of the mitigation feature shall be submitted for review and must be approved prior to the issuance of conditions of approval.

This project is not associated with any existing or proposed District maintained facilities, therefore the Transportation Department will have the responsibility to process the review and approval of any hydrological or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

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 - COLORS & MATERIALS

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

Planning. 4 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-USE - GEO02543 ACCEPTED

County Geologic Report GEO No. 2543, submitted for the project Plot Plan No. 26179 (PP26179), was prepared by LGC Geotechnical, Inc. The report is titled; "Preliminary Geotechnical Subsurface Evaluation for the Proposed Development of Lot 14, Mermack Avenue, Lake Elsinore, County of Riverside, California," dated March 10, 2017.

GEO No. 2543 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.

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" 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. 2543 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, or from exploratory excavations, 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-USE - GEO02543 ACCEPTED (cont.)

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. 2543 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.

GEO No. 2543 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. 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-USE - LOW PALEO (cont.)

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 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 - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Riverside County 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. 8 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. 9 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. 10 0010-Planning-USE - NO RESIDENT OCCUPANCY

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-USE - PHASE BY NEW PERMIT (cont.)
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. 16 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. 17 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. 18 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. 19 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 20 0010-Planning-USE - VOID RELATED PROJECT (cont.)

Any approval for use of or development on this property that was made pursuant to Ordinance No. 348 shall become null and void upon final approval of Entitlement by the County of Riverside.

Planning. 21 0010-Planning-USE*- HOURS OF OPERATION

Use of the facilities approved under this the Plot Plan shall be limited to the hours of 7:00 a.m. to 5:00p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

Planning. 22 0020-Planning-USE - EXPIRATION DATE-PP

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

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

Planning. 23 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. 42990.

Planning. 24 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-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-USE - DEFINITIONS (cont.)

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 26179 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26179, Exhibit A, Amended No. 1, dated 4/3/2017.

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

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

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

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, 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,

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Planning-All

Planning-All. 2 0010-Planning-All-USE - HOLD HARMLESS (cont.)
 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. 3 0010-Planning-All-USE - PROJECT DESCRIPTION

The use hereby permitted is for a 15,140 square foot building for equipment fabrication and maintenance building, with two (2) 1,500 square foot office spaces on a single parcel, totaling 3.37 acres. Hours of operation will be 7:00 a.m. to 5:00 p.m. Deliveries to the facility will be during these working hours. APN: 347-090-014

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 - DRAINAGE EASEMENTS

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

Transportation. 3 0010-Transportation-USE - INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. The final design will conform to the Plan Check Policies, Guidelines and Flood Control Manual.

Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Transportation Department for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - INCREASED RUNOFF (cont.)
6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the Director of Transportation. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. viable maintenance mechanism, acceptable to the County, should be provided for detention facilities. Generally, this would mean a maintenance CFD, CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged. Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage.

Transportation. 4 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;

ADVISORY NOTIFICATION DOCUMENT

Transportation

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

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. 5 0010-Transportation-USE - PERP DRAINAGE PATTERNS

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

Transportation. 6 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.

Transportation. 7 0010-Transportation-USE - WRITTEN PERM FOR
 GRADING

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

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

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

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

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

Waste Resources. 2 0010-Waste Resources-USE - AB 341

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

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-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

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

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

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS
(cont.)

determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 4 0010-Waste Resources-USE - LANDSCAPE PRACTICES

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

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

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

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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 - APPROVED WQMP Not Satisfied
Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.
- 060 - BS-Grade. 2 0060-BS-Grade-USE - DRAINAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.
- 060 - BS-Grade. 3 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.
- 060 - BS-Grade. 4 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.
- 060 - BS-Grade. 5 0060-BS-Grade-USE - IMPORT / EXPORT Not Satisfied
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

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

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

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.
- 060 - BS-Grade. 6 0060-BS-Grade-USE - NOTARIZED OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
- 060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7 0060-BS-Grade-USE - NPDES/SWPPP (cont.) Not Satisfied

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

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

060 - BS-Grade. 8 0060-BS-Grade-USE - OFFSITE GRDG ONUS Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-USE - PRE-CONSTRUCTION MTG Not Satisfied

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

060 - BS-Grade. 10 0060-BS-Grade-USE - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-USE- BMP CONST NPDES PERMIT Not Satisfied

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

Planning

060 - Planning. 1 0060-Planning-USE - BLOWSAND & DUST CONTROL Not Satisfied

The permittee 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).

Not Satisfied

If grading is proposed, the project must comply with the following:

060 - Planning. 2 0060-Planning-USE - GRADING PLANS

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - GRADING PLANS (cont.) Not Satisfied

which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 3 0060-Planning-USE - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with a Native American Monitor from the Soboba tribe.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 4 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

060 - Planning. 5 0060-Planning-USE - PROJECT ARCHAEOLOGIST Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

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60. Prior To Grading Permit Issuance

Planning:

060 - Planning. 6 0060-Planning-USE - SKR IN PLAN & OCC HABITAT Not Satisfied

Prior to the issuance of a grading permit, a building permit for the construction of a primary structure, a mobilehome site preparation permit, a mobilehome installation permit, or a surface mining special inspection permit, whichever comes first:

a. A Section 10(a) Permit, issued pursuant to the provisions of the Federal Endangered Species Act of 1973, and an Endangered Species Act Management Authorization, issued pursuant to the provisions of the California Endangered Species Act, which authorize take of the Stephens' kangaroo rat must be in effect; and,

b. Unless the Core Reserves for the Stephens' kangaroo rat have been completed, a focused biological report for the Stephens' kangaroo rat, compiled in accordance with the Riverside County Planning Department's "Requirements For Submittal Of Biological Reports" shall be submitted. The report shall document the amount of occupied Stephens' kangaroo rat habitat subject to disturbance or destruction, 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-EPD. 1 0060-EPD-30-Day Precon Burrowing Owl Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey-MBTA Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey-MBTA (cont.) Not Satisfied

Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. Biologist may be required to submit a memo or email to EPD documenting that the project has been consistently active and does not require an additional nesting bird survey once the grading permit has been approved for future grading permits.

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.

060 - Planning-EPD. 4 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD- BIOLOGICAL MONITOR (cont.) Not Satisfied

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. 5 0060-Planning-EPD-EPD - HANS/JPR REQUIRED Satisfied

This Project is located in the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Area and as such the Project requires a Habitat Acquisition and Negotiation Strategy (HANS) Review. A HANS Application must be filed with Environmental Programs Department (EPD). HANS must be completed and all other MSHCP requirements must be met prior to request for Joint Project Review (JPR). JPR shall be completed by the Regional Conservation Authority (RCA) prior to scheduling this case for any public hearing.

3-6-17 (Savannah Richards) The applicant submitted a HANS application to the Planning Department on 1-17-17 (HANS 2344 / PAR 1517). MSHCP Criteria does not describe conservation for this property. The HANS Determination Letter, map, checklist, and waiver were mailed on 2/27/17 by Felicia Sierra to Brent Engineering. Requirements on the checklist must be met prior to transmittal to the Regional Conservation Authority for Joint Project Review. Applicant must submit MSHCP Consistency Analysis report for review and comment by the County Biologist.

LDC Meeting on 3-9-17 (Savannah Richards) since no conservation is described for the property, it was determined that the case will be allowed to move through the planning process concurrently to getting the HANS case approved. The applicant was informed that the case cannot go to public hearing until the HANS/JPR process has been completed and that the RCA/Wildlife Agencies may provide comments during the process. The applicant was also informed that the MSHCP Consistency Analysis shall cover any offsite improvements.

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 - FINAL WQMP Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. R8-2013-0024 to the Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. The project is located in the Santa Ana watershed. For any questions, please contact (951) 712-5494.

The following shall be addressed in the Final Project Specific WQMP:

- DMAs should be broken down by surface type (i.e. DMA 1 - Roof, DMA 2 - Class II Base, DMA3 - Landscape, etc.)
- Tributary to Lake Elsinore, which is an approved downstream "Highest and Best Use". Please change to "Yes".
- Infiltration Feasibility: Per geotechnical study, in-situ infiltration rates are less than 1.6 inches/hour. Please mark "Yes".
- Based on "Yes" per Section D.1, Section D.2 is not necessary to complete.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - FINAL WQMP (cont.) Not Satisfied

-Bioretention is the only proposed BMP. Please uncheck "No LID (Alternative Compliance) -BMP Design: Effective Impervious Fraction of CL II Base is 0.30; not 0.1. (Refer to Table 2-1 of the Water Quality Management Plan) -BMP Design: Provide a minimum of 6 inches diameter of the perforated underdrain used in the Bioretention Facility.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT FINAL PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review. Refer to condition titled Increase Runoff Criteria for increased runoff analysis. All submittals shall be date stamped by the engineer and include the appropriate plan check fee deposit.

060 - Transportation. 3 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.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, and 4080 Lemon Street, Riverside, CA Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

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 RPT. 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.

070 - Planning. 3 0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-USE - PLNTLGST CERTIFIED (2) (cont.) Not Satisfied

Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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

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

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 0080-E Health-USE - OWTS/SEPTIC REVIEW Not Satisfied

A set of three detailed plans drawn to scale (1"=40' of the proposed subsurface sewage disposal system including the 100% expansion area is required.

Please see "OWTS REVIEW COMMENTS" under General Conditions for additional items that apply to the review of structures associated with PP26179.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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80. Prior To Building Permit Issuance

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 - COLOR/FINISH SAMPLES Not Satisfied

The permittee shall submit three 4" x 4" color and finish samples of structures for Planning Department approval. Coloration shall be compatible with the colors contained in Exhibit B.

080 - Planning. 4 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 5 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 6 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. 7 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing all 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. 8 0080-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. 42990 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. 9 0080-Planning-USE - PLANS SHOWING BIKE RACKS Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-USE - PLANS SHOWING BIKE RACKS (cont.) Not Satisfied

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

080 - Planning. 10 0080-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

080 - Planning. 11 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied

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

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 - ESTBLH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 3 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. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect; 2)Weather based controllers and necessary components to eliminate water waste; 3)A copy of the "stamped" approved grading plans; and, 4)Emphasis on native and drought tolerant species.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 4) The use of canopy trees (24" box or greater) within the parking areas; 5) Landscaping plans for slopes exceeding 3 feet in height; 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or, 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE: 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 5 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. Plant palette must be approved by the Biology Department.
- b. Plant palette must include plant material suitable for water quality basin be coordinated with all relevant plan checkers, including environmental plan checker.
- c. Final planting areas must be coordinated with final right-of-way (ROW) configuration & civil engineering plan checker.
- d. Should the ROW be installed at a later date, Construction Documents must include a provision to insure street trees are installed to meet the requirements of Ord. 460.
- e. Final fencing must be located outside the ultimate road ROW.

080 - Transportation. 6 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 (from existing survey centerline) per Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along El Toro Cutoff Road (southwest project boundary) shall be conveyed for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Section "A", Ordinance 461.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of

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Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-USE - BMP REGISTRATION Not Satisfied

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

090 - BS-Grade. 3 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

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

090 - BS-Grade. 5 0090-BS-Grade-USE - WQMP BMP CERT REQ'D Not Satisfied

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

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 all buildings 3600 sq.ft. or larger. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

090 - Fire. 3 0090-Fire-USE-#45-FIRE APPARATUS ACCESS Not Satisfied

The applicant shall provide approved fire apparatus access to within 150' of all exterior structure walls.

090 - Fire. 4 0090-Fire-USE*-#77-SUPER FH/FLOW Not Satisfied

Approved super fire hydrant (6"x4"x2-2 1/2") meeting required fire flow shall be installed within 400 feet of all exterior structure walls.

Planning

090 - Planning. 1 0090-Planning-USE - COLOR/FINISH COMPLIANCE Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied

The permit holder shall construct and design the project in compliance with the recommendations of an approved 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.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 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. 4 0090-Planning-USE - HEIGHT LIMITATIONS Not Satisfied

All buildings and structures within this permit shall not exceed 40 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

090 - Planning. 5 0090-Planning-USE - NO ROOF EQUIPMENT Not Satisfied

Roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 6 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. 26179 is calculated to be 3.37 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. 7 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. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING Not Satisfied

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

090 - Planning. 9 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

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

090 - Planning. 10 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. 11 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 El Toro Cutoff.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 11 0090-Planning-USE*- WALL/BERM REQUIRED (cont.) Not Satisfied

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.

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 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 - FACILITY COMPLETION Not Satisfied

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

090 - Transportation. 3 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.

Plan: PP26179

Parcel: 347090014

90. Prior to Building Final Inspection

Transportation

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

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 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. Gate shall be install 35' radial from future flowline (73' radial from existing centerline).
3. The proposed driveway curb return radius shall be 35' minimum.
4. A 30' wide AC driveway shall be constructed as directed by the Director of Transportation.
5. Fences shall be installed/relocated outside the ultimate road right-of-way.
6. Project proponent shall obtain all necessary clearances from the US Army Corps of Engineers and/or the California Fish and Game agency.

090 - Transportation. 5 0090-Transportation-USE - IMPROVEMENT (OFF-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. 6 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 this condition.

090 - Transportation. 7 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

Plan: PP26179

Parcel: 347090014

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST (cont.) Not Satisfied

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. 8 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

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. 9 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. 10 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with PP26224.

090 - Transportation. 11 0090-Transportation-USE - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.

090 - Transportation. 12 0090-Transportation-USE - WQMP REGISTRATION Not Satisfied

Prior to Building Final Inspection, the applicant will be required to register BMPs with the Transportation Department's, as applicable, Business Registration Division.

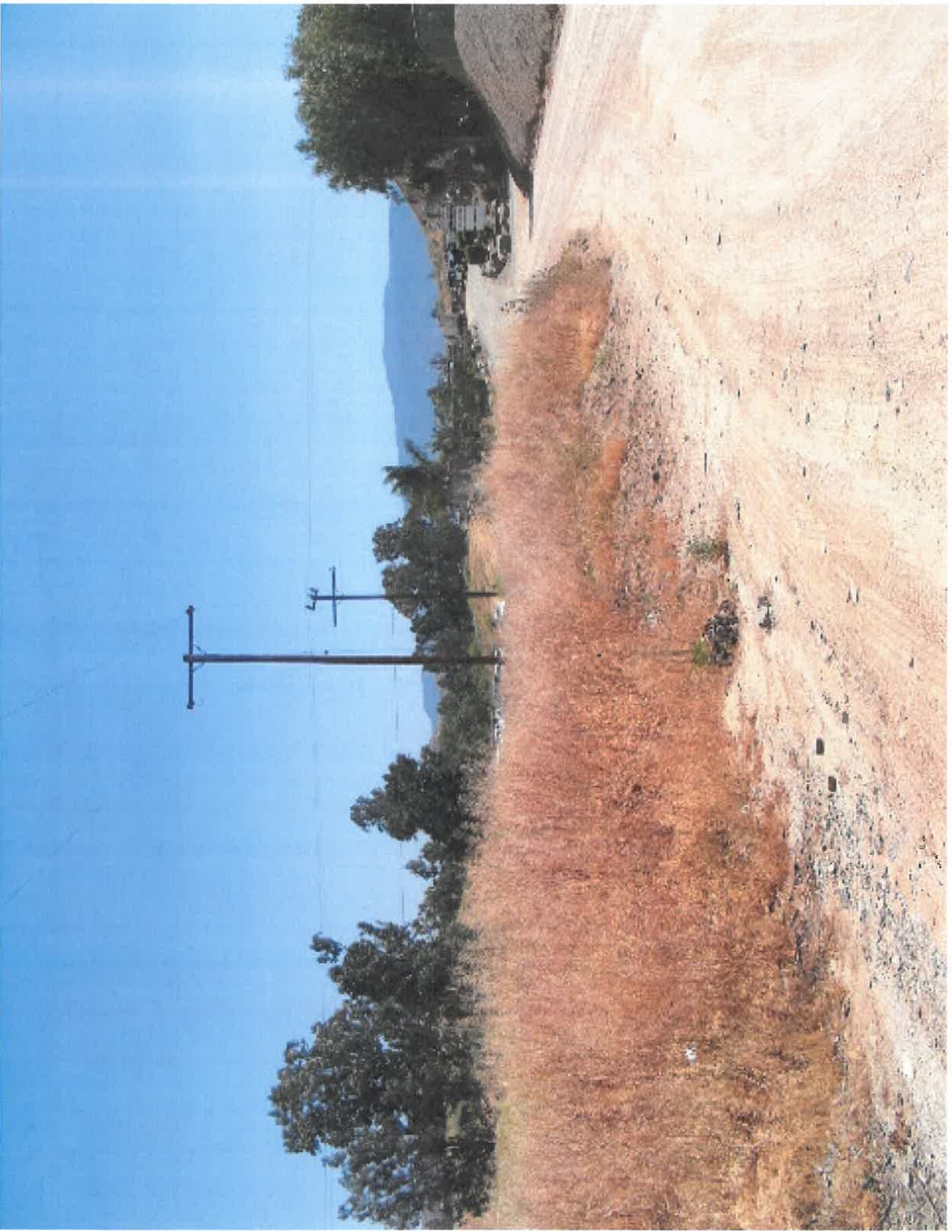
Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.









**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 2, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District-
Magee
Planning Commissioner: 1st District- Leach
City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)

PLOT PLAN NO. 26179 – EA42990 – 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 Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr. – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a contractor's storage yard which proposes to construct a 15,140 square foot building for equipment fabrication and maintenance building, with two (2) 1,500 square foot office spaces on a single parcel, totaling 3.37 acres. Related Cases: N/A APN: 347-090-014. **BBID: 224-396-879 UPROJ CASE: PP26179**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 9, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



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

17037 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/>

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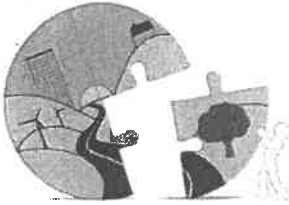
Harness, Teresa

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)

Subject: Planning Department has received a biological report



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

PP20179

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

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

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

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): 347-090-014

Approximate Gross Acreage: 3.37

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 and Equipment Fabrication / Maintenance Building

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 checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	15,140	37 ft	1	maintenance and fabrication facility
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	105,061	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: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

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

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date Jan 16, 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

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): 347-090-014

Approximate Gross Acreage: 3.37

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

Board of Directors
Harvey R. Ryan, President
Andy Morris, Vice President
Phil Williams, Treasurer
George Cambero, Director
Nancy Horton, Director



Elsinore Valley Municipal Water District

Our Mission...

EVMWD will provide reliable, cost-effective, high quality water and wastewater services that are dedicated to the people we serve.

General Manager
John D. Vega
District Secretary
Terese Quintanar
Legal Counsel
Best Best & Krieger

February 10, 2017

Mr. Doug Bloom, Assistant Fire Marshal
Riverside County Fire Department
130 S. Main St.
Lake Elsinore, CA 92530

SUBJECT: APN 347-090-014

Dear Mr. Bloom:

This is to confirm that a Fire Flow Test was conducted on the hydrant at APN 347-090-014, on February 09, 2017, in Lake Elsinore, CA.

The hydrant is a 6" commercial type with a 2.489" outlet. The water line in El Toro Cutoff is a 6" line. This is a typical hydrant for the area. Based on the Fire Flow Test, 1,334.02 GPM was met at 20 PSI residual pressure for a 2-hour duration. The hydrant is located within approximately 373' from the property.

If you have any questions, feel free to contact me at (951) 675-3146, Ext. 6705.

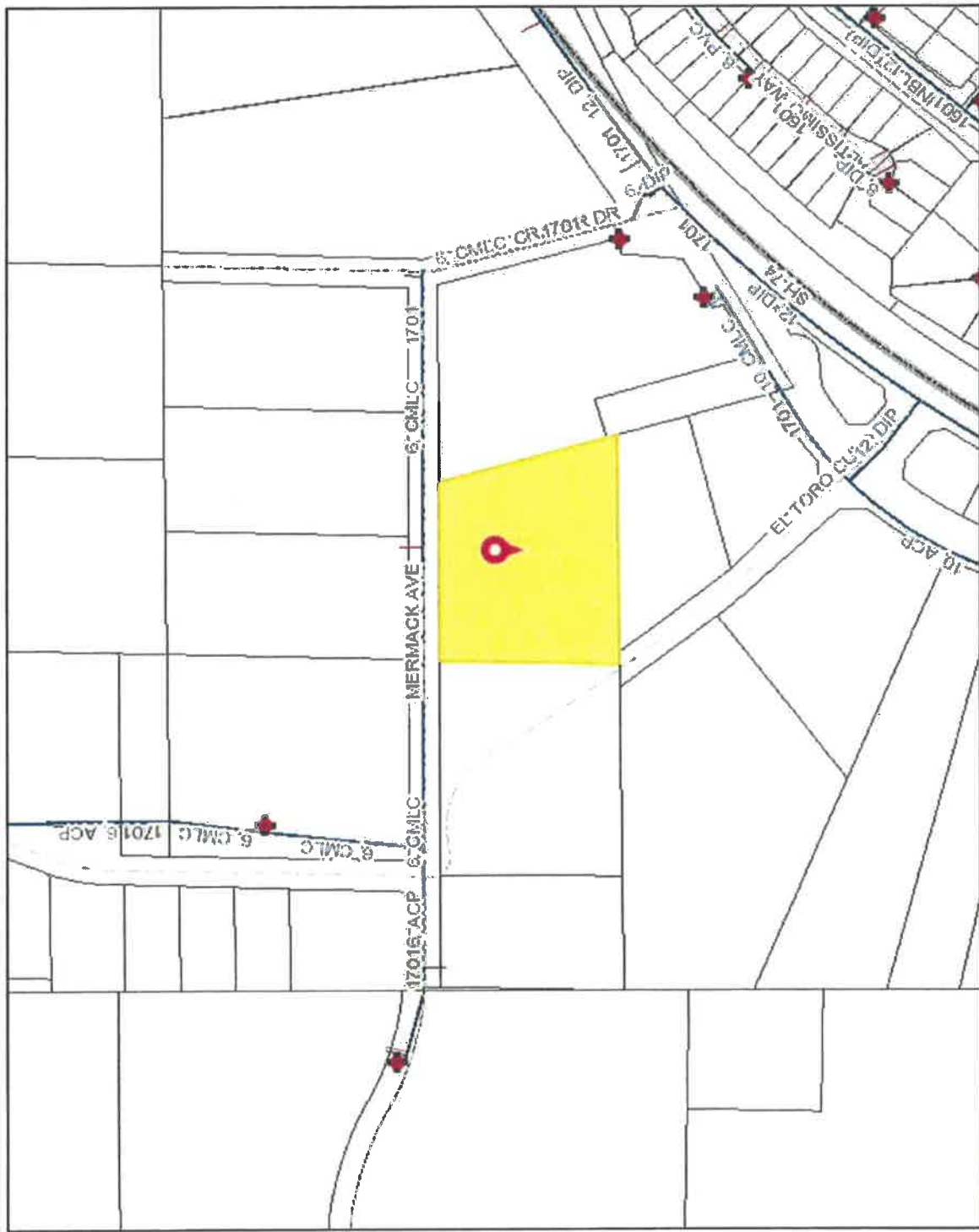
Respectfully,

A handwritten signature in blue ink that reads 'Angi Yafanaro'.

Angi Yafanaro
Engineering Services Assistant

Enclosure: 1 – GIS Map

APN 347-090-014



Legend

- EVMWD Boundary
- Highways
- Street Centerlines
- Parcels
- Waterbodies
- Fire Hydrants
 - Fire Hydrant
 - Wharthead
- Label Pressure Main
- Label Pressure Zone
- Pressure Main
- Distribution Main
- Transmission Main
- Air Release
- Blowoff
- Hydrant Lateral
- Unknown
- Sampling Point
- Service Lines
 - Service Lateral
 - Fire service
 - Commercial
 - Irrigation Service
 - Industrial Service

1 : 3,559

593.1 0 296.57 593.1 Feet

Data Sources: EVMWD, County of Riverside

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.

2/7/2017 2:07:58 PM

Notes



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: **PP26179**
Project Name: **Brent Engineering Facilities – Lot 14**
Landscape Submittal: **Landscape Concept Plan – 3rd**
Bluebeam Session: **224-396-879**
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. Plant palette must include plant material suitable for water quality basin be coordinated with all relevant plan checkers, including the environmental plan checker.
3. Final planting areas must be coordinated with final right-of-way configuration & civil engineering plan checker.
4. 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.
5. Final fencing must be located outside of the ultimate road right-of-way.

END MEMO



U.S. Fish and Wildlife Service
Palm Springs Fish and Wildlife Office
777 East Tahquitz Canyon Way, Suite 208
Palm Springs, California 92262
760-322-2070
FAX 760-322-4648



California Department of Fish and Wildlife
Inland Deserts Region
3602 Inland Empire Blvd., Suite C-220
Ontario, California 91764
909-484-0167
FAX 909-481-2945

In Reply Refer To:
FWS/CDFW-WRIV-18B0133-18CPA-0161

March 5, 2018
Sent by email

Mr. Ken Baez
Planning Manager
County of Riverside
P.O. Box 1409
Riverside, California 92502-1409

Attn: Don Copeland

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

Dear Mr. Baez:

The U.S. Fish and Wildlife Service (Service) and the California Department of Fish and Wildlife (Department), hereafter referred to jointly as the Wildlife Agencies, received a Determination of Biologically Equivalent or Superior Preservation (DBESP) for the Brent Engineering Facility (Project) on January 4, 2018. The Wildlife Agencies are providing the following comments as they relate to the Project's consistency with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), and in particular with the MSHCP's Policy for the Protection of Riparian/Riverine Resources (Section 6.1.2).

The Project proposes development on two adjacent parcels: APN 347-090-008, located on the northeast corner El Toro Cutoff and Nichols Road; and APN 347-090-014, located east and southeast of the intersection of Mermack Road and El Toro Cutoff Road. Both are located in the MSHCP's Elsinore Plan Area of unincorporated Riverside County. The Project will be conditioned by the County of Riverside to make improvements to Mermack Road (which is a covered activity listed in Section 7 of the MSHCP). The Applicant's proposed development on APN 347-090-008 would consist of a graded contractor storage yard and a concrete V-ditch. The V-ditch would direct flows underneath Mermack Road via a culvert and a debris basin. In addition, the Project will improve approximately 980 feet of Mermack Road, beginning 200 feet west of the Project's eastern boundary, and continuing eastward until Crater Drive. Mermack Road will be a 32-ft wide subgrade with 2:1 side slopes and 24 feet of ACP surface, all centered on the 60-ft-wide right-of-way. Development on APN 347-090-014 would consist of a 13,000 square-ft equipment maintenance and fabrication building surrounded by 4,000 square feet of concrete surface, a graded contractor storage yard, and an infiltration basin with an 80-ft wide rock-lined overflow drainage. All of the Project's anticipated impacts to MSHCP riparian/riverine resources will result from the improvement of Mermack Road adjacent to the Project site.

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.

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.

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).”

Conclusion

The Wildlife Agencies were not able to determine if the mitigation proposed in the DBESP would be biologically equivalent or superior to conservation due to contradictions in the Project documents regarding the amounts, types, and locations of anticipated impacts to MSHCP riverine resources, as well as missing details regarding the proposed mitigation. Please provide and amendment or addendum to the DBESP to specifying the credit type and clarifying extent of the anticipated impacts as discussed above. The addendum or amendment to the DBESP should be sent to both of the Wildlife Agencies (to James Thiede at USFWS and Carly Beck at CDFW).

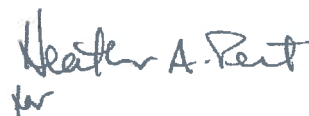
We appreciate the opportunity to provide comments on this DBESP, and look forward to continuing to work with you and the applicant on this project. If you have any questions or comments regarding this letter, please contact James Thiede of the Service at james_thiede@fws.gov or Carly Beck of the Department at carly.beck@wildlife.ca.gov.

Sincerely,

KARIN
CLEARY-ROSE

Digitally signed by
KARIN CLEARY-ROSE
Date: 2018.03.05
19:04:55 -08'00'

for
Kennon A. Corey
Assistant Field Supervisor
U.S. Fish and Wildlife Service



Leslie MacNair
Inland Deserts Region
Regional Manager
CA Department of Fish and Wildlife

cc:
Charles Landry, RCA
Edith Martinez, CDFW, Streambed Alteration Program

Brent Engineering Riverside County Facility

Business Plan

March 31, 2017

Brent Engineering Inc. engages in civil works including grading, drainage, structures and other related work. This work requires the maintenance and fabrication of heavy equipment commonly used in the operations of its work.

To support its heavy equipment requirements, Brent Engineering is constructing a 13,000 sqft enclosed building and a gravel surfaced outside yard space to store and maintain its existing equipment and to fabricate new equipment accessories for its own use.

The hours of operation are Monday to Saturday from 7:00am to 5:00pm. Deliveries to and from the facility will be during these working hours with the rare exception of special deliveries that may happen outside of these hours.

The work performed on the equipment will be performed inside of the enclosed building. The outside yard space will be used for storage only with the exception of an equipment wash pad.

The outside storage will consist of an engine, waste and hydraulic oil permanent secondary containment system on the east side of the building and the equipment itself.

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.



PENCOENG

Client Success is Our Success

March 31, 2017

Mr. Doug Bloom, Assistant Fire Marshall
Riverside County Fire Department
130 S. Main St.
Lake Elsinore, CA 92530

SUBJECT: Fire Hydrant at APN 347-090-014

Dear Mr. Bloom:

Brent Engineering is proposing to add a fire hydrant at the location shown on the attached plan. Two fire flow tests were performed by Elsinore Valley Municipal Water District. We confirmed with EVMWD that the distance of the FH from the property on their first test is not 373' but about 700' to the northwest corner of the property. This test showed a result of 1,334 GPM. This fire flow test is about 980' to the proposed fire hydrant location.

The distance of the FH from the property on their second test is 806' to the northeast corner of the property. This test showed a result of 3,252 GPM. This fire flow test is about 880' to the proposed fire hydrant location.

Based on these results, we estimated that the proposed FH would have about 2,345 GPM. Below is how we came up with this estimate.

Change of Q from 1st test to the 2nd test = 3,252 GPM – 1,334 GPM = 1,918 GPM

Distance between the two fire flow test = 980' + 880' = 1,860'

Change of Q per foot = 1,918/1,860 = 1.03 GPM/ft

Q at proposed FH location = 3,252 – (1.03 x 880) = 2,345 GPM or

Q at proposed FH location = 1,334 + (1.03 x 980) = 2,344 GPM

If you have any questions, please feel free to contact me at (949) 777-1594.

Respectfully,

Herson Go, P.E.
Project Engineer

Enclosure: 1 – Utility Plan

INLAND EMPIRE

255 E. Rincon Street, Suite 114
Corona, CA 92879
951-736-2040 • Fax 951-736-5292

IRVINE

16842 Von Karman Avenue, Suite 150
Irvine, CA 92606
949-753-8111 • Fax 949-753-0775
www.pencoeng.com

SAN DIEGO

11440 West Bernardo Court, Suite 300
San Diego, CA 92127
858-753-1800 • Fax 858-753-1803



Service Planning Letter # 2951-0

Originally quoted: July 17, 2017
P.O. Box 3000 ~ 31315 Chaney St ~ Lake Elsinore, CA 92530
Phone: (951) 674-3146 ~ Fax: (951) 641-7554

Description: Contractors Storage Yard and Maintenance Building (WO# 17-008)	Zoning:	Commercial
Address:	# of Lots:	1
City: Perris State: CA Zip:	Acreeage:	3.37
APN: 347-090-014	Tract Map:	
Phone: 949-633-9917	Pressure Zone:	1701
Email: ron@brentpacific.com		

Brent Engineering Inc.
20 Old Ranch Road
Laguna Niguel, CA 92677
Attn: Ron Burek

Will Serve Fees Paid: \$340.00
Paid Date: 07/10/2017
Check / Receipt #: 379067

DEVELOPER
Brent Engineering Inc.
20 Old Ranch Road
Laguna Niguel, CA 92677
Attn: Ron Burek

ENGINEERING
RDS & Associates
30519 Wailea Ct
Temecula, CA 92592
Attn: Rich Soltysiak

Elsinore Valley Municipal Water District (“EVMWD”) has determined that water is available to serve the above referenced project based on the information provided. This determination of water availability shall remain valid for two years from the date of this letter. If the construction of the project has not commenced within this two year time frame, EVMWD will be under no further obligation to serve the project unless the developer receives an updated letter from EVMWD reconfirming water and sewer availability. EVMWD reserves the right to re-evaluate, revise, and update the Service Availability Letter at any time. EVMWD considers the conditions to have expired, automatically, two years from the date of issuance of the Letter, (Section 3903. C EVMWD Administrative Code).

EVMWD will provide such potable water at such pressure as may be available from time to time as a result of its normal operations. Installation of facilities through developer funding shall be made in accordance with the current EVMWD Standards and Administration Code. In order for us to provide adequate water for domestic use as well as fire service protection, it may be necessary for the developer to fund the cost of special facilities, such as, but not limited to booster pumps, in addition to the cost of mainlines and services. EVMWD will provide more specific information regarding special facilities and fees after submittal of your improvement plans, fire department requirements, and engineering fees for this project.

An estimate of fees will be quoted during the plan check process. Once plans have been accepted by the District and mylars have been submitted a formal invoice of fees will be prepared.

For all Commercial Development, please contact Keith Martinez at (951) 674-3146, extension 8326 regarding District requirements, Industrial Waste application, fees and inspection.

This letter shall at all times be subject to such changes or modifications by EVMWD.
If you have any questions regarding the above, please contact me at (951) 674-3146 Ext. 8427

Sincerely,

Christina Bachinski
Development Coordinator

Christine Alexander

5443 Harcross Dr.

Los Angeles CA

90043

July 10, 2017

Re: Consent Letter

To: County of Riverside,

As property owner of APN 347-090-013, I Christine Alexander agree to receive a concentrated flow onto our property that may result from the installation of culverts proposed under the new Mermack Avenue.

I also am in agreement to any offsite grading & construction that will be occurring adjacent to our property. Impact to our property, if any, will be restored to a condition equal or better than the conditions that exist on our property now.

 7-18-17

Christine Alexander

TD 317-17

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

RECEIVED

MAR 03 2017

WMWD/Engineering

DATE: February 2, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 1st District-
Magee
Planning Commissioner: 1st District- Leach
City of Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Western Municipal Water District (WMWD)

PLOT PLAN NO. 26179 – EA42990 – 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 Ave., easterly of El Toro Cutoff Rd., and westerly of Crater Dr. – 3.37 Gross Acres – Zoning: Manufacturing Service Commercial (M-SC) – **REQUEST:** The Plot Plan is a contractor's storage yard which proposes to construct a 15,140 square foot building for equipment fabrication and maintenance building, with two (2) 1,500 square foot office spaces on a single parcel, totaling 3.37 acres. Related Cases: N/A APN: 347-090-014. **BBID: 224-396-879 UPROJ CASE: PP26179**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 9, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:
Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rcitlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

DATE: 3/7/17 SIGNATURE: Thomas W. Thornton, P.E.
PLEASE PRINT NAME AND TITLE: Thomas W. Thornton, P.E.
TELEPHONE: 951-571-7100

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


Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Desiree Bowie, Project Planner at (951) 955-8254 or e-mail at dbowie@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: 3/7/17 SIGNATURE: 
PLEASE PRINT NAME AND TITLE: THOMAS W. T. HORNTON PRINCIPAL ENGINEER
TELEPHONE: 951-571-7100

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



March 7, 2017

Desiree Bowie, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Plot Plan No. 26179
Contractor Storage Yard, Central Avenue & Mermack Avenue
Assessor Parcel Number 347-090-014

Dear Ms. Bowie:

Thank you for the opportunity to review and provide comments on Plot Plan No. 26179, a request by Brent Engineering to develop a contractor's storage yard on a 3.37 acre property consisting of a 15,140 square foot building and two 1,500 square foot offices.

The subject property is located outside the City of Lake Elsinore incorporated limits within the Lake Elsinore General Plan North Central Sphere of influence. The Lake Elsinore General Plan Land Use Map designates the property as Business Park that is consistent with the M-1 (Limited Industrial) zone district.

The City does not oppose the application but this is a highly visible property at a gateway to the City along Central Avenue directly across the street from the Rosetta Canyon residential community and sport's park. The City of Lake Elsinore requests appropriate conditions of approval be mandated to mitigate potential impacts and the City offers the following comments and requests:

- 1) Outside storage should be surrounded by sight obscuring fencing. Exterior fences should be decorative masonry block or chain link with wood or metal slats.
- 2) Outside storage should not be allowed above the height of the fencing or visible from public right of ways.
- 3) The site plan does not depict landscaping, screening or buffering and adequate landscaped setbacks should be required.
- 4) Exterior lighting should be screened and directed away from adjacent properties.
- 5) Hours of operation should be prohibited between 10pm and 7am daily.

951.674.3124

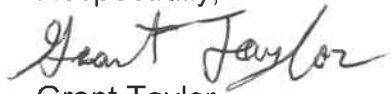
130 S. MAIN STREET

LAKE ELSINORE, CA 92530

WWW.LAKE-ELSINORE.ORG

Thank you for your consideration and if you have any questions or concerns please call me at 951-674-3124, Ext. 270 or email at gtaylor@lake-elsinore.org.

Respectfully,

A handwritten signature in cursive script that reads "Grant Taylor". The signature is written in black ink and is positioned above the printed name.

Grant Taylor,
Community Development Director

February 23, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26179, EA42990

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Brent Engineering, Inc., a California Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 347-090-014 (“PROPERTY”); and,

WHEREAS, on January 25, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26179 (“PROJECT”); and,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PROPERTY OWNER:
Brent Engineering, Inc.
Attn: Ron Burek
20 Old Ranch Road
Laguna Niguel, CA 92677

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

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

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

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

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

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

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

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

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

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

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

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

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

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

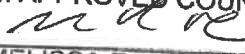
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

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


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

By: 
~~Steven Weiss~~ **CHARISSA LEACH**
Riverside County Planning Director

Dated: _____

FORM APPROVED COUNTY COUNSEL
BY:  3/28/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Brent Engineering, Inc., a California Corporation

By: 
Ron Burek
President and Secretary

Dated: March 13, 2017

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

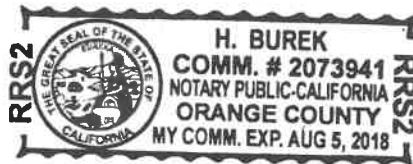
State of California
County of Orange

On March 13, 2017 before me, H. Burek
(insert name and title of the officer)

personally appeared Ron Burek
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature H. Burek (Seal)

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. 26179 – Intent to Adopt a Mitigated Negative Declaration – EA42990 – 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 is a 13,000 sq. ft. contractor's storage yard which proposes to construct a 1,430 sq. ft. building for equipment manufacturing and maintenance building, on a parcel, totaling 3.37 acres.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **AUGUST 13, 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

NOTICE OF PUBLIC HEARING
and
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TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 15, 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>.

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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 May 09, 2018,

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

APN (s) or case numbers PP26179 for

Company or Individual's Name RCIT - GIS,

Distance buffered 800'

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

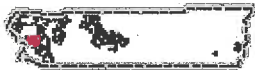
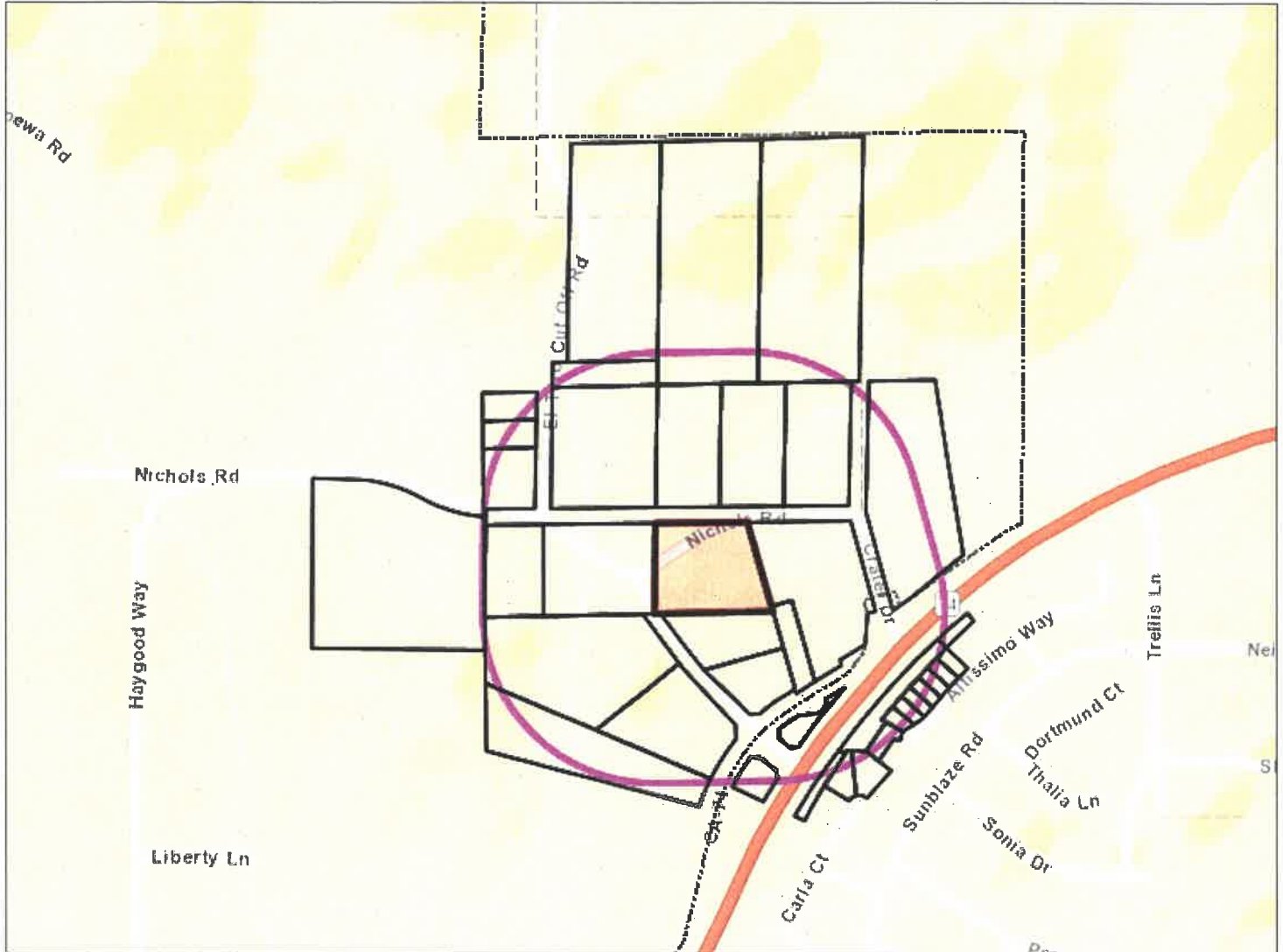
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

PP26179 (800 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... 5/10/2018 2:01:11 PM

© Riverside County RCIT

347090045
MOS GLOBAL INC
6469 LAVENDER ST
EASTVALE CA 92880

347090013
WALTER ALEXANDER
5443 HARCROSS DR
LOS ANGELES CA 90043

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

347090037
KATHLEEN A GONZALEZ
26921 CONTIGNAC DR
MURRIETA CA 92562

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

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

347471025
ROSETTA CANYON COMMUNITY ASSN
C/O C/O ELLEN HARRISON
2280 WARDLOW CIR SE 150
CORONA CA 92880

347440027
HON YEUNG YAU
45033 CARLA CT
LAKE ELSINORE CA. 92532

347440002
JORGE SORIANO
DEANNA M SORIANO
45015 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440001
INDIA JONES
45017 ALTISSIMO WAY
LAKE ELSINORE CA 92532

347440005
AARON DAVIS
45009 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347090005
TURBOSCAPE INC
P O BOX 1062
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

347440006
CLAUDIÀ CALLEROS
JUAN BAUTISTA
45007 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440008
ZHONG SHAN LIN
45003 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440026
LYDIA C BARAJAS
ENRIQUE BARAJAS
NOEMI BARAJAS
45035 CARLA CT
LAKE ELSINORE CA. 92532

347130035
SPT LAKE ELSINORE HOLDING CO
C/O C/O SHOPOFF GRP
2 PARK PLAZA STE 700
IRVINE CA 92614

347440003
LYNDA GALLARDO
45013 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440004
STEPHEN MELLINGER
45011 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347440007
JULIETA FRANKLIN
45005 ALTISSIMO WAY
LAKE ELSINORE CA. 92532

347130034
SPT LAKE ELSINORE HOLDING CO
C/O C/O SHOPOFF GRP
2 PARK PLAZA STE 700
IRVINE CA 92614

347130025
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347090046
RICHARD W HUFFMAN
NADINE L HUFFMAN
25260 BUNDY CANYON RD
MENIFEE CA 92584

347130024
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

347130032
EMLAND
1526 S BROADWAY
LOS ANGELES CA 90015

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

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

347130002
DANNY STEVENS
TRUDEE M STEVENS
28601 N FRONTAGE RD
LAKE ELSINORE CA. 92532

347440055
ROSETTA CANYON COMMUNITY ASSN
C/O C/O ELLEN HARRISON
2280 WARDLOW CIR SE 150
CORONA CA 92880

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

347440053
ROSETTA CANYON COMMUNITY ASSN
C/O C/O TRANSPACIFIC MTG SVC
1451 RIMPAU AVE STE 107
CORONA CA 92879

347090002
MARVIN MEISEL
246 SAND HILL CIR
MENLO PARK CA 94025

347140068
HELIX PROP IV
6795 FLANDERS DR
SAN DIEGO CA 92121

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

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

347100023
ELSINORE STORAGE
C/O C/O DAVID SCHNEIDER
1801 AVENIDA SALVADOR
SAN CLEMENTE CA 92672

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

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

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

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.

PP26179/EA42990
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 Niguel, 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. 26179 proposes a contractor's storage yard which proposes to construct a 13,000 square foot building for equipment fabrication and maintenance building on a parcel totaling 3.37 acres.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on September 24, 2018 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#: ZEA42990 ZCFG6359

FOR COUNTY CLERK'S USE ONLY

**INVOICE (PLAN-CFG06359)
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-CFG06359	01/25/2017	01/25/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06359	0452 - CF&G TRUST: RECORD FEES	\$50.00
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

**INVOICE (INV-00043257)
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
INV-00043257	04/09/2018	04/09/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06359	0453 - CF&W Trust EIR	\$2,280.75
SUB TOTAL		\$2,280.75

REFERENCE NUMBER	FEE NAME	TOTAL
PP26179	0500 - SUPPLEMENTAL DEPOSIT LMS Surcharge	\$240.00
	0790 - SUPPLEMENTAL DEPOSIT	\$12,000.00
SUB TOTAL		\$12,240.00

TOTAL **\$14,520.75**

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