



RIVERSIDE COUNTY PLANNING COMMISSION

• John Roth • John Snell • John Petty • Jim Porras • Jan Zuppardo •

(DRAFTED 08/03/10) Final 08/03/10

9:00 a.m.

AUGUST 18, 2010

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

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

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. 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 any accommodations are needed, please contact Chantell M. Griffin at (951) 955-3251 or E-mail at cgriffin@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

- 1.1 **FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31406** - Applicant: Sterling Savings Bank - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) - Location: West of Archibald Avenue and northeast of River Road – 28.95 Acres - Zoning: One-Family Dwelling (R-1) - Approved Project Description: Subdivision of 28.95 acres into 93 single-family residential lots and one open space lot. - **REQUEST: EXTENSION OF TIME TO May 17, 2009 (SB1185 brings the expiration date to 5/17/10 and AB333 brings the expiration date to 5/17/12) - FIRST EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- 1.2 **SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130** - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - **REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.
- 1.3 **FIRST EXTENSION OF TIME** for TENTATIVE TRACT MAP **No. 30837** - Applicant: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washinton Street and southerly of Sally Street – 98.13 Acres - Zoning: One-Family Dwellings (R-1) - APPROVED PROJECT DESCRIPTION: Schedule A subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park -

REQUEST: FIRST **EXTENSION OF TIME REQUEST** for TENTATIVE TRACT MAP **No. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011. Project Planner, Ray Juarez, at 951-955-9541 or e-mail rjuarez@rctlma.org.

- 1.4 **TEMPORARY USE PERMIT NO. 200** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Beaumont Concrete Company – Engineer/Representative: McKeever Engineering – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan: Rural: Rural Mountainous and Rural Residential (R: RM and RR) (5 Acre Minimum and 10 Acre Minimum) – Location: Northerly of the San Jacinto Mountains and southerly of Interstate 10 - 434.12 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The project proposes to stockpile a maximum of 300,000 tons of sand material (a.k.a. “Bottom Ash”). The sand material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads). The sediment containment area will be cleaned and returned to present contours, a bond has been conditioned as part of the project to cover any costs of removal should the material not be removed prior to project completion. The sediment containment area will be cleaned and returned to present contours. The redirection swale will be filled and graded to currently existing contours. – APN: 532-210-001. Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org. (Quasi-judicial)

- 1.5 **PLOT PLAN NO. 24068** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Plancom, Inc. - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) – Location: Northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road, more specifically, 70875 Dillon Road, Desert Hot Springs, CA – 33.54 Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70’ high palm tree (75’ high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however section 18.34 of Ordinance 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility. - APN: 654-220-030. Project Planner, Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org. (Quasi-judicial)

- 2.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.

- 3.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS BE CONTINUED WITHOUT DISCUSSION: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners request)

- 3.1 **NONE**

- 2.0 PUBLIC HEARING ITEMS THAT STAFF RECOMMENDS APPROVAL UNDER ONE MOTION UNLESS A COMMISSION MEMBER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.

- 4.0

- 4.1 **ORDINANCE NO. 348.4703** – CEQA Exempt – **REQUEST:** Proposes to amend Section 18.18 of Ordinance No. 348 for Detached Accessory Buildings. The proposed change will include language to allow Guest Quarters in all zones in which a one family dwelling has been legally erected or permitted. The proposed ordinance will include development standards to regulate the size, orientation, and compatibility of the guest quarters within the lot. The proposed ordinance amendment requires that any guest quarters be proportionate in size to the lot and in no case larger than 600 square feet. Lots two acres and smaller in size are prohibited from having both a guest quarters and a second unit. Guest Quarters are prohibited in accordance with Interim County Ordinance Nos. 449.236, 449.237, 449.238 from July 29, 2008 to July 29, 2010. Countywide Initiated Zone Change. (Continued from July 14, 2010). Project Planner, Adam Rush at

951-955-6646 or e-mail arush@rctlma.org.

5.0 WORKSHOPS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

5.1 NONE

6.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

NONE

7.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:

7.1 **SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481** – Intent to Adopt an Environmental Impact Report – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio)– Location: Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St – 612.1 Gross Acres - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST:** The **Specific Plan** proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. The overall project density ranges from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. **General Plan Amendment no. 846 (Land Use)** proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. **General Plan Amendment No. 889 (Circulation)** proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The **Change of Zone** proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to ammend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards – APN: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027). Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org. (Legislative)

7.2 **CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real

estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003. Project Planner, Kinika Hesterly at 951-955-1888 or e-mail khesterl@rctlma.org. (Quasi-judicial)

- 7.3 **CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Secutrac – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road – 19.24 Gross Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** The Conditional Use Permit proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site. – APN: 273-030-056. Project Planner, Jeff Horn at 951-955-4641, or e-mail jhorn@rctlma.org. (Quasi-judicial)
- 7.4 **CHANGE OF ZONE NO. 7433 AND TENTATIVE PARCEL MAP NO. 35548** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** The Tentative Parcel Map proposes a Schedule “H” subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001. Project Planner, Jeff Horn at 951-955-4641, or e-mail jhorn@rctlma.org (Quasi-judicial)
- 7.5 **CONDITIONAL USE PERMIT NO. 3622** – No Further Environmental Documentation Required - Applicant: Jeff Rahman - Engineer/ Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue – 0.6 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposal is for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits (Type 21). In addition, an approximately 650 square-foot storage facility will remain as storage. The applicant has also proposed 35 parking spaces. - APN: 438-230-027. (Continued from June 2nd & July 14, 2010). Project Planner, Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org. (Quasi-judicial)
- 7.6 **ORDINANCE NO. 348.4702** – Intent to Adopt a Mitigated Negative Declaration - **REQUEST:** Proposes to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone. EA42328

This proposed amendment applies to all the unincorporated areas of the County of Riverside. (Continued from June 2nd & July 14, 2010). Project Planner, Larry Ross at 951-955-3585 or email lross@rctlma.org.

8.0 SECRETARY’S COMMENTS

9.0 DIRECTOR’S COMMENTS

10.0 COMMISSIONER’S COMMENTS

Agenda Item No. 1.1
Area Plan: Eastvale
Zoning District: Prado-Mira Loma
Supervisory District: Second
Project Planner: Ray Juarez

Tentative Tract Map No. 31406
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Aug. 18, 2010
Applicant: Sterling Savings Bank

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31406.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of eighteen (18) 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 Planning Department is recommending the addition of seven (7) Conditions of Approval. The Transportation Department is recommending the addition of eleven (11) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 16, 2010) indicating the acceptance of the eighteen (18) conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, which grants a one-time extension of 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, Governor Schwarzenegger signed into law AB333, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers

Ray
7/12/10

TENTATIVE TRACT MAP NO. 31406
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become May 17, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until May 17, 2012. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

ORIGINAL Approval Date: May 17, 2005

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31406**, extending the expiration date and to reflect SB1185 and AB333 benefits to May 17, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31406 - Applicant: Sterling Savings Bank - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) - Location: West of Archibald Avenue and northeast of River Road – 28.95 Acres - Zoning: One-Family Dwelling (R-1) - Approved Project Description: Subdivision of 28.95 acres into 93 single-family residential lots and one open space lot. - **REQUEST: EXTENSION OF TIME TO May 17, 2009 (SB1185 brings the expiration date to 5/17/10 and AB333 brings the expiration date to 5/17/12) - FIRST EXTENSION.**

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: July 8, 2010

RE: Senate Bill No. 1185 – Automatic one year extension and Assembly Bill No. 333 – Automatic two year extension for Tentative Tract Map No. 31406.

Dear Interested Party:

Upon approval of the subject case, an approval letter was issued to the applicant, together with the final conditions of approval, indicating an approval date of May 17, 2005. The Planning Department set the map to expire on May 17, 2008, three (3) years after the approval date. The first extension of time was filed on May 5, 2008 and is nearing the end of the process. Section 66452.6 (e) of the Subdivision Map Act allows for an automatic 60 day extension upon timely filing of an extension of time application.

66452.6 (e) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of five years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider's application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

Senate Bill No. 1185 (SB1185) provides for an automatic one year extension of time for approved tentative maps set to expire between July 15, 2008 and January 1, 2011. Assembly Bill 333 (AB333) provides for an automatic two year extension of time for approved tentative maps set to expire between July 15, 2009 and January 1, 2012.

Our records have been updated to reflect the benefits of SB1185 and AB333 extending the expiration date to 5/17/2011. Please continue to work with Catherine Dimagiba to complete the process extension of time process. Catherine can be reached at (951) 955-1681 or at CDIMAGIB@rctlma.org.

Please let me know if you have any questions or concerns. I can be reached at (951) 955-9541 or at rjuarez@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Raymond M. Juárez III, Planner IV

Attachments: Automatic Two Year Extension - Assembly Bill No. 333 MEMORANDUM

MEMORANDUM

DATE: August 4, 2009

RE: Automatic Two Year Extension - Assembly Bill No. 333

Dear Interested Party:

Governor Schwarzenegger signed Assembly Bill No. 333 (AB333) into law on July 15, 2009 as an urgency measure to take immediate effect. This law automatically extends the expiration date for any tentative map or vesting tentative map an additional two years if they were approved and set to expire between the day the law took effect and January 1, 2012. The law extends related legislative, administrative and other approvals issued by a state agency; however, does not automatically extend the term of local agency issued approvals such as Use Permits and Building Permits.

The following are excerpts from AB333:

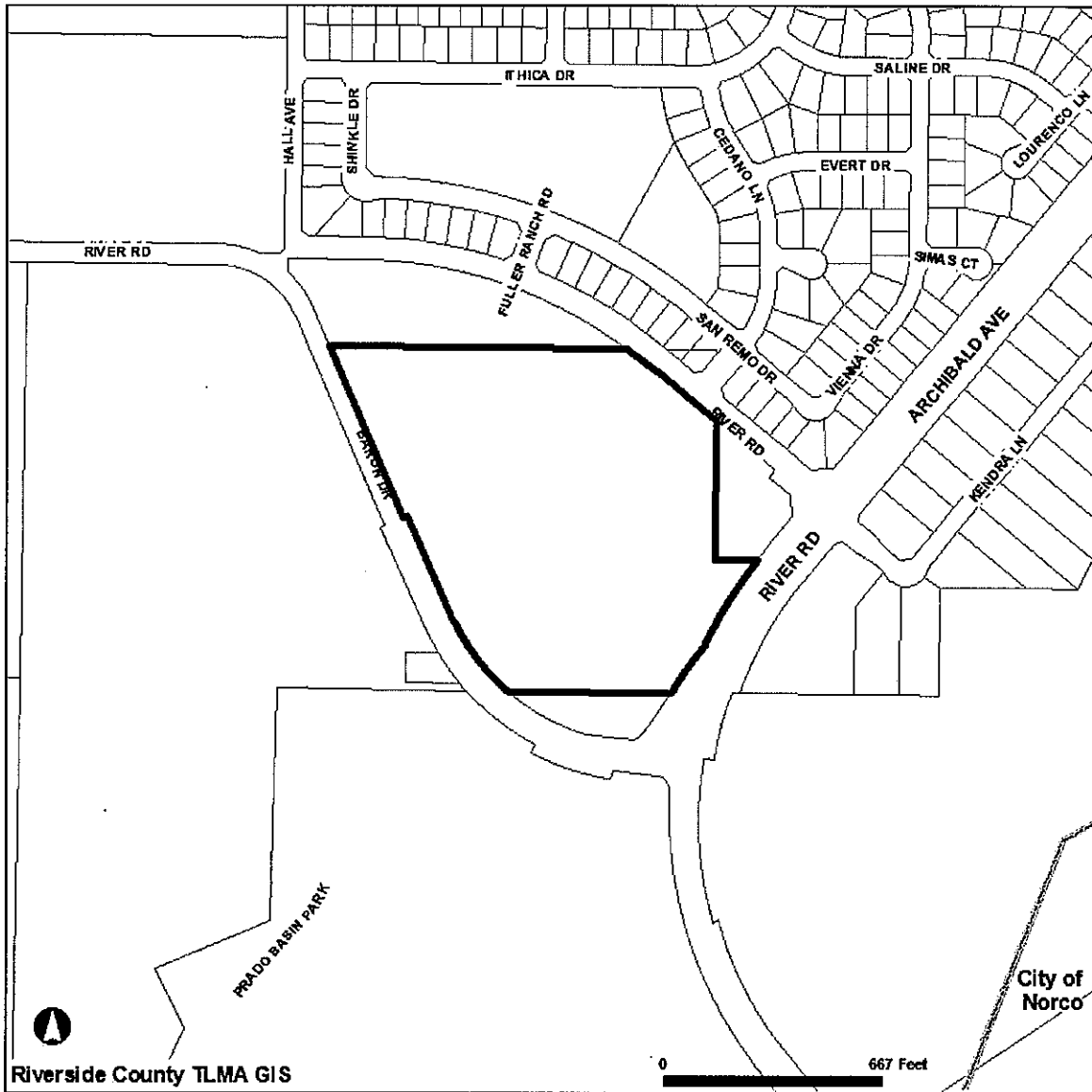
Section 2 states that "The expiration date of any tentative or vesting tentative subdivision map or parcel map for which a tentative or vesting tentative map, as the case may be, has been approved that has not expired on the date that the act that added this section became effective and that will expire before January 1, 2012, shall be extended by 24 months." Section 4 states that "this act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are: In order to permit cities, counties, and cities and counties to preserve development applications that are set to expire and that cannot be processed presently due to prevailing adverse economic conditions in the construction industry, it is necessary that this act take effect immediately."

With that being said, the Riverside County Planning Department will begin updating our systems to reflect this two year extension for all approved tentative maps that have been set to expire between July 15, 2009 and January 1, 2012. There is no immediate action for you to take. Individual letters **will not** be sent out; instead please periodically check to see if the expiration date of your map has been updated. This information can be found by visiting <http://www.rctlma.org/online/default.aspx>, then by pressing "Planning Case Information," typing in the map number (i.e. TR12345 or PM12345), then by pressing submit and you will find the expiration date applied to your map. Please print this page as your expiration date confirmation.

Approved tentative maps with extension of time applications currently on file will not receive the benefits of AB333 until the extension of time request has been approved and the tentative map's expiration date has been extended to a date after July 15, 2009. If you have received the benefits of AB333, it is your responsibility to file an extension of time application 180 days prior to the tentative map expiration date if a final map has not been recorded.

If you have any questions or concerns about AB333 please contact Ray Juarez at RJUAREZ@RCTLMA.ORG or at 951-955-9541. AB333 can be viewed at: http://www.tlma.co.riverside.ca.us/planning/content/devproc/apps/295_1018_eot.pdf

AREA PLAN - TR31406



Selected parcel(s):
130-080-027

AREA PLAN

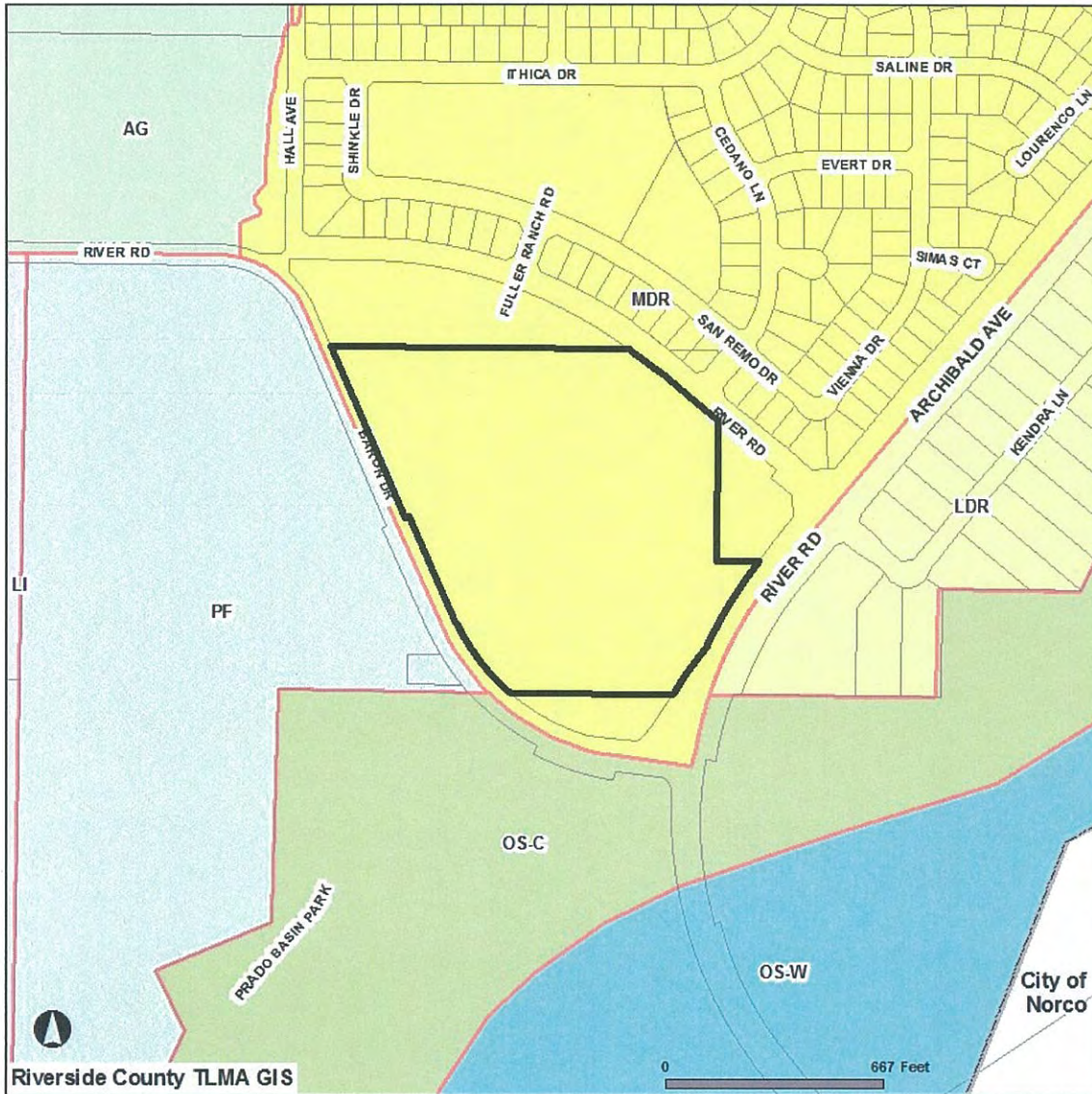
- SELECTED PARCEL
- CASE
- INTERSTATES
- HIGHWAYS
- CITY
- PARCELS
- EASTVALE

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...Wed Apr 21 09:44:03 2010

LAND USE - TR31406



Selected parcel(s):
130-080-027

LAND USE

- | | | | |
|----------------------------------|---------------------|-------------------------------|------------------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | AG - AGRICULTURE | LDR - LOW DENSITY RESIDENTIAL | LI - LIGHT INDUSTRIAL |
| MDR - MEDIUM DENSITY RESIDENTIAL | OS-C - CONSERVATION | OS-W - WATER | PF - PUBLIC FACILITIES |

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REPORT PRINTED ON...Wed Apr 21 09:44:26 2010

ZONING - TR31406



Selected parcel(s):
130-080-027

ZONING

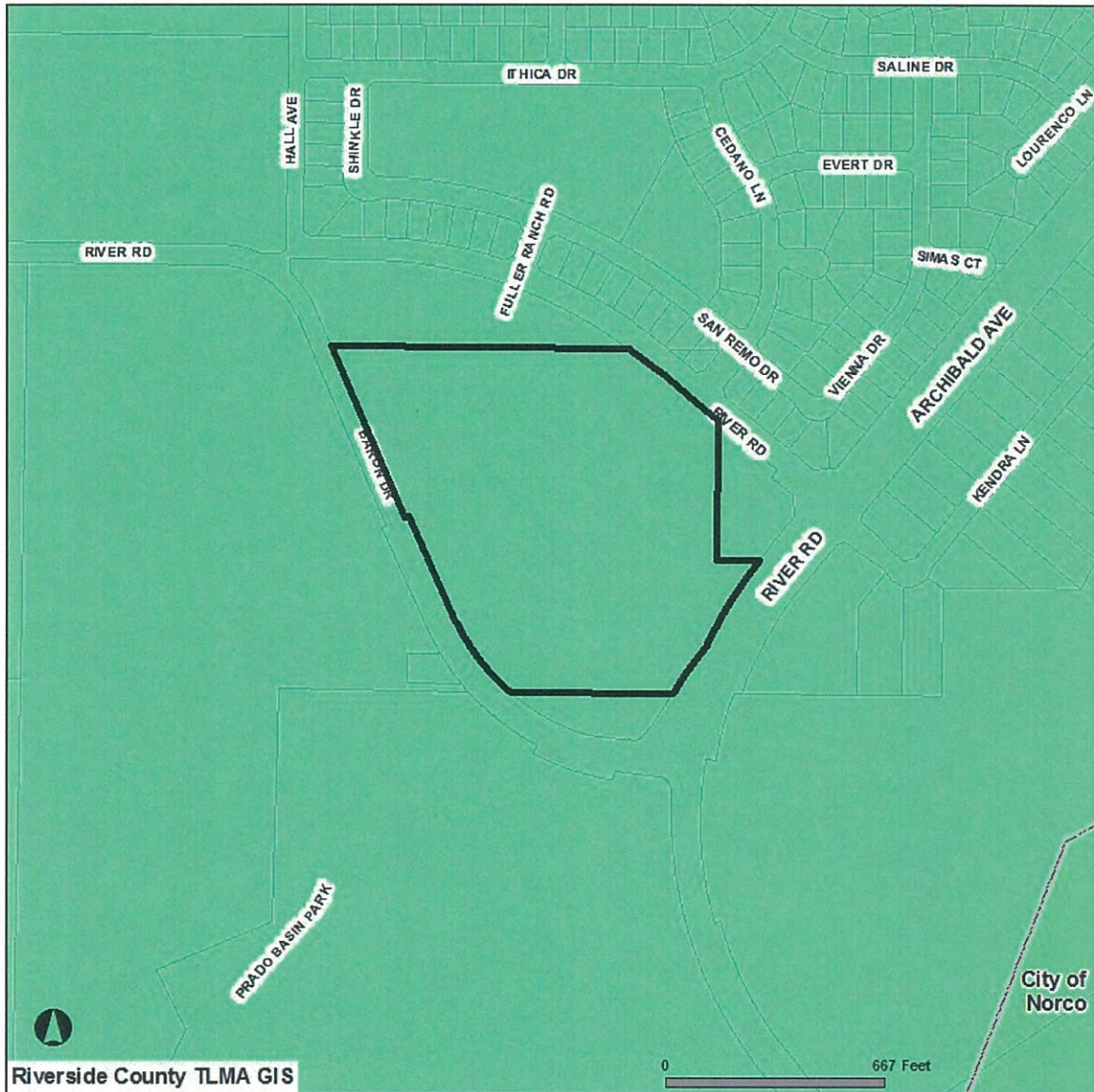
- SELECTED PARCEL
- PARCELS
- R-A
- ZONING BOUNDARY
- W-1
- INTERSTATES
- HIGHWAYS
- A-2-10
- CITY
- R-1

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REPORT PRINTED ON...Wed Apr 21 09:44:44 2010

ZONING DISTRICT - TR31406



Selected parcel(s):
130-080-027

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- PRADO-MIRA LOMA DISTRICT
- INTERSTATES
- HIGHWAYS
- PARCELS

IMPORTANT

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REPORT PRINTED ON...Wed Apr 21 09:45:20 2010

SUPERVISORIAL DISTRICT - TR31406



SUPERVISORIAL DISTRICTS

- CASE
- PARCELS
- N INTERSTATES
- DISTRICT 2
SUPERVISOR JOHN
TAVAGLIONE
- N HIGHWAYS
- CITY

IMPORTANT

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REPORT PRINTED ON...Tue Jul 13 07:43:10 2010

Version 100412

Extension of Time Environmental Determination

Project Case Number: TR31406
Original E.A. Number: EA39191
Extension of Time No.: First
Original Approval Date: May 17, 2005
Project Location: westerly of Archibald Avenue and northeasterly of River Road

Project Description: Tentative Tract Map No. 31406 is a Schedule "A" map proposing to subdivide 28.95 acres into 93 single-family residential lots and one open space lot.

On June 29, 2010, this Tentative Tract 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: 
Raymond Juarez, Planner IV

Date: June 29, 2010
For Ron Goldman, Planning Director

Simmons, Kristina

From: David Salene [dsalene@pacbell.net]
Sent: Wednesday, June 16, 2010 1:38 PM
To: Simmons, Kristina
Subject: Re: Tract 31406

Kristina,

We accept the following additional conditions:

10 Planning 18
10 Transportation 10-12
50 Planning 35
50 Transportation 28-30
60 Transportation 1
80 Planning 22-23
90 Planning 14-16
90 Transportation 5-8

Thank you,

David Salene

On Jun 16, 2010, at 7:24 AM, Simmons, Kristina wrote:

> Please include in your acceptance of the conditions a list of each condition (10.Planning.20, etc.) so that can be included in the staff report. Also, today is my last day with the Planning Department. Please contact my supervisor, Ray Juarez, in my absence. Thank you, and sorry for the inconvenience.

>

> -----Original Message-----

> From: David Salene [mailto:dsalene@pacbell.net]

> Sent: Wednesday, June 16, 2010 4:52 AM

> To: Simmons, Kristina

> Subject: Re: Tract 31406

>

> Kristina,

>

> The proposed conditions for the extension of Tract 31406 are acceptable. Thank you for your assistance.

>

> David Salene

> Spectrum Communities LLC

>

>

> On Jun 10, 2010, at 9:18 AM, Simmons, Kristina wrote:

>

>> Thank you. It will be included in the file.

>>

>> -----Original Message-----

>> From: David Salene [mailto:dsalene@pacbell.net]

>> Sent: Thursday, June 10, 2010 9:08 AM

>> To: Simmons, Kristina

>> Subject: Re: Tract 31406

>>
>> Here you go!! Let me know if you need anything else.
>>
>>
>> <SCN_0001.pdf>
>>
>>
>> On Jun 10, 2010, at 9:01 AM, Simmons, Kristina wrote:
>>
>>> Can you please provide a piece of documentation like a deed that shows proof of ownership so it can be included in the paperwork? You can fax or scan and email that to me. The fax number is (951) 955-3157.
>>>
>>> Thank you.
>>>
>>> -----Original Message-----
>>> From: David Salene [mailto:dsalene@pacbell.net]
>>> Sent: Thursday, June 10, 2010 8:31 AM
>>> To: Simmons, Kristina
>>> Subject: Tract 31406
>>>
>>>>
>>>>
>>>> Kristina
>>>>
>>>> I have been forwarded the information regarding the time extension of Tract 31406. Please note that the property is no longer owned by Alexander Communities. The new ownership and contact information is as follows:
>>>>
>>>> Spectrum Communities LLC
>>>> 5753 G Santa Ana Canyon Rd #507
>>>> Anaheim, CA 92807
>>>>
>>>> Attn: David Salene,
>>>> Principal
>>>> dsalene@pacbell.net
>>>> 714.745.6546
>>>>
>>>> I will discuss the additional conditions with our engineer and Landscape Arch and get back to you next week.
>>>>
>>>> Thank you for your assistance
>>>>
>>>> David Salene
>>>
>>
>

Simmons, Kristina

From: Simmons, Kristina
Sent: Thursday, June 10, 2010 9:02 AM
To: 'David Salene'
Subject: RE: Tract 31406

Can you please provide a piece of documentation like a deed that shows proof of ownership so it can be included in the paperwork? You can fax or scan and email that to me. The fax number is (951) 955-3157.

Thank you.

-----Original Message-----

From: David Salene [mailto:dsalene@pacbell.net]
Sent: Thursday, June 10, 2010 8:31 AM
To: Simmons, Kristina
Subject: Tract 31406

>
>
> Kristina
>
> I have been forwarded the information regarding the time extension of Tract 31406. Please note that the property is no longer owned by Alexander Communities. The new ownership and contact information is as follows:
>
> Spectrum Communities LLC
> 5753 G Santa Ana Canyon Rd #507
> Anaheim, CA 92807
>
> Attn: David Salene,
> Principal
> dsalene@pacbell.net
> 714.745.6546
>
> I will discuss the additional conditions with our engineer and Landscape Arch and get back to you next week.
>
> Thank you for your assistance
>
> David Salene

Simmons, Kristina

From: Simmons, Kristina
Sent: Thursday, June 10, 2010 9:18 AM
To: 'David Salene'; Juarez, Raymond
Subject: FW: Tract 31406
Attachments: SCN_0001.pdf; ATT00001.txt

Thank you. It will be included in the file.

-----Original Message-----

From: David Salene [mailto:dsalene@pacbell.net]
Sent: Thursday, June 10, 2010 9:08 AM
To: Simmons, Kristina
Subject: Re: Tract 31406

Here you go!! Let me know if you need anything else.

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 18

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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.

EOT1

TRANS DEPARTMENT

10.TRANS. 10

MAP - COUNTY WEB SITE (EOT1)

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

10. GENERAL CONDITIONS

10.TRANS. 10 MAP - COUNTY WEB SITE (EOT1) (cont.) RECOMMND

call the Plan Check Section at (951) 955-6527.

3 10.TRANS. 11 MAP-TUMF CREDIT AGMT (EOT1) RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

4 10.TRANS. 12 MAP-CREDIT/REIMBURSEMT (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

5 50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 35 MAP - LC LNDSCP COMMON AREA RECOMMND

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

50. PRIOR TO MAP RECORDATION

50.PLANNING. 35

MAP - LC LNDSCP COMMON AREA (cont.)

RECOMMND

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

EOT1

TRANS DEPARTMENT

50.TRANS. 28

MAP-TUMF CREDIT AGMT (EOT1)

RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

1 50.TRANS. 29

MAP - UTILITY PLAN (EOT1)

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

50. PRIOR TO MAP RECORDATION

50.TRANS. 29 MAP - UTILITY PLAN (EOT1) (cont.) RECOMMND

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 30 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP-CREDIT/REIMBURSEMT (EOT1) RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

80. PRIOR TO BLDG PRMT ISSUANCE

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 22

MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)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 Planning 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 planning 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 Planning Department shall clear this condition.

EOT1

80.PLANNING. 23

MAP - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 23 MAP - LC LANDSCAPE SECURITIES (cont.) RECOMMND

performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14 MAP - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 15 MAP - LC LNDSCP INSPCT REQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - LC LNDSCP INSPCT REQMENTS (cont.) RECOMMND

INSPECTION, the County Planning 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 Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.
EOT1

90.PLANNING. 16 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.
EOT1

TRANS DEPARTMENT

90.TRANS. 5 MAP - 80% COMPLETION (EOT1) RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - 80% COMPLETION (EOT1) (cont.)

RECOMMND

these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 6

MAP - UTILITY INSTALL (EOT1)

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts

TRACT MAP Tract #: TR31406

Parcel: 130-080-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - UTILITY INSTALL (EOT1) (cont.) RECOMMND

or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 7 MAP-GRAFFITI ABATEMENT (EOT1) RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 8 MAP - LANDSCAPING (EOT1) RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: April 21, 2010

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
P.D. Landscaping Section - Kristi Lovelady

FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 31406 - Applicant: Sterling Savings Bank - Second Supervisorial District – Prado-Mira Loma Zoning District - Eastvale Area Plan: Community Development: Medium Density Residential (CD:MDR) - Location: West of Archibald Avenue and northeast of River Road – 28.95 Acres - Zoning: One-Family Dwelling (R-1) - Approved Project Description: Subdivision of 28.95 acres into 93 single-family residential lots and one open space lot. - **REQUEST: EXTENSION OF TIME TO May 17, 2009 (SB1185 brings the expiration date to 5/17/10 and AB333 brings the expiration date to 5/17/12) - FIRST EXTENSION.**

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **May 27, 2010 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENTIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact Kristina Simmons, Planning Technician, at (955) 0879 or email at krsimmon@RCTLMA.org/ **MAILSTOP# 1070.**

RECORDING REQUESTED BY
First American Title Insurance Company
National Commercial Services

**AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENT TO:**
Spectrum Communities LLC
5753 "G" Santa Ana Canyon Rd., #507
Santa Ana, CA 92807

COPY of Document Recorded
on 3/30/09 as No 0152227
has not been compared with
original.
LARRY W. WARD
County Recorder
RIVERSIDE COUNTY CALIFORNIA

Space Above This Line for Recorder's Use Only

GRANT DEED

A.P.N.: 130-080-017-4 and 130-080-
025-1 and 130-653-001-9 and 130-
661-003-6

T.R.A. No.059-005

File No.: NCS-384643-SA1 (jg)

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$ NOT OF Public Record; CITY TRANSFER TAX \$NA;

- computed on the consideration or full value of property conveyed, OR
 computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
 unincorporated area; City of , and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Sterling Savings Bank, a Washington chartered savings bank, its successors and assigns as to Parcels 1 thru 4 and Sterling Savings Bank, a Washington chartered bank as to Parcel 5**

hereby GRANTS to **Spectrum Communities LLC, a California limited liability company**

the following described property in the unincorporated area of the County of **Riverside**, State of **California**:

Legal Description attached hereto as Exhibit "A" and incorporated herein by this reference

1804
RECORDING REQUESTED BY

FNTU

DOC # 2008-0189890

04/16/2008 08:00A Fee:30.00

Page 1 of 8

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



AND WHEN RECORDED MAIL TO:

STERLING SAVINGS BANK
Attn: Edward Orozco, Vice President
111 North Wall Street
Spokane, WA 99201

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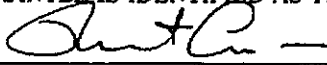
A.P. NO. 130-080-017, -025 & -026

30

TRUSTEE'S DEED UPON SALE

T
033

DOCUMENTARY TRANSFER TAX IS COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES REMAINING AT TIME OF SALE \$0.00
 AMOUNT OF CONSIDERATION \$5,681,000.00
 AMOUNT OF UNPAID DEBT \$9,452,987.01
 GRANTEE IS IDENTIFIED AS THE BENEFICIARY.


 Declarant's Signature or Agent Determining Tax

Robert Cullen
 Declarant's Name

REDWOOD TRUST DEED SERVICES, INC., Trustee, (whereas so designated in the Deed of Trust herein under more particularly described or as duly appointed Trustee), does hereby GRANT and CONVEY to **STERLING SAVINGS BANK**, a Washington chartered savings bank, its successors and assigns (herein called Grantee), but without covenant or warranty, express or implied, all right, title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the **UNINCORPORATED AREA OF THE** County of **RIVERSIDE**, State of California, described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

APN: 130-080-017, 130-080-025 and 130-080-026 (fka 130-080-018)

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **A. C. ARCHIBALD, LLC**, a California Limited Liability Company and recorded on 05/15/2006, in Book -- Page -- Instrument Number 2006-0352102 of Official records, in the office of the Recorder of **RIVERSIDE** County, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed Trustee, default having occurred under the Deed of Trust and pursuant to the Notice of Default and Election to Sell under the Deed of Trust recorded 12/04/2007, in Book -- Page -- Instrument Number 2007-0727255 of Official records, Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending of a Notice of Default and Election to **SELL** within 10 days after its recording and a Notice of Sale at least 20 days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b.

Notice of Trustee's Sale was published once a week for three consecutive weeks commencing 03/19/2008 in **The Press Enterprise Corona Norco Ed.**, a newspaper, and at least 20 days before the date fixed therein for sale a copy of the Notice of Trustee's Sale was posted in a conspicuous place on the property described above and in one

* Mail tax bill to the above

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
 Robert C. Johnson Planning Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tr. 31406 DATE SUBMITTED: 5/2/08

Assessor's Parcel Number(s): 130-080-017, -025, -026

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map NO Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: _____

Applicant's Name: Sterling Savings Bank E-Mail: jim@terraminrealty.com

Mailing Address: e/o James McMenamin 1320-G Ocean Ave.
Del Mar CA 92014
City State ZIP

Daytime Phone No: (858) 705-0242 Fax No: (858) 356-9179

Property Owner's Name: Sterling Savings E-Mail: brenda.vanderdoes@sterling-savings.com

Mailing Address: 111 N. Wall St. Br. 919
Spokane WA 99201
City State ZIP

Daytime Phone No: (509) 363-5133 Fax No: (509) 363-8176
X4517

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office • 4080 Lemon Street, 9th Floor
 P.O. Box 1409, Riverside, California 92502-1409
 (951) 955-3200 • Fax (951) 955-3157
 Form 285-1018 (02/24/05)

Indio Office • 82-875 Hwy 111, 2nd Floor
 Room 209, Indio, California 92201
 (760) 863-8277 • Fax (760) 863-7555

Murrieta Office • 39493 Los Alamos Road
 Murrieta, California 92563
 (951) 600-6170 • Fax (951) 600-6145

Agenda Item No. 1.2
Area Plan: San Jacinto
Zoning Area: Bautista
Supervisory District: Third
Project Planner: Ray Juarez

Tentative Tract Map No. 31130
SECOND EXTENSION OF TIME (EOT)
Planning Commission Date: Aug. 18, 2010
Applicant: Blaine Womer Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31130.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of eleven (11) 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 Planning Department is recommending the addition of eight (8) Conditions of Approval. The Transportation Department is recommending the addition of three (3) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated June 10, 2010) indicating the acceptance of the eleven (11) conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, which grants a one-time extension of 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, Governor Schwarzenegger signed into law AB333, which grants a one-time extension of existing subdivision maps so



**TENTATIVE TRACT MAP NO. 31130.
SECOND EXTENSION OF TIME REQUEST
Page 2 of 2**

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.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 27, 2009 and will automatically gain benefit of SB1185 and AB333 and will be extended until January 27, 2012. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

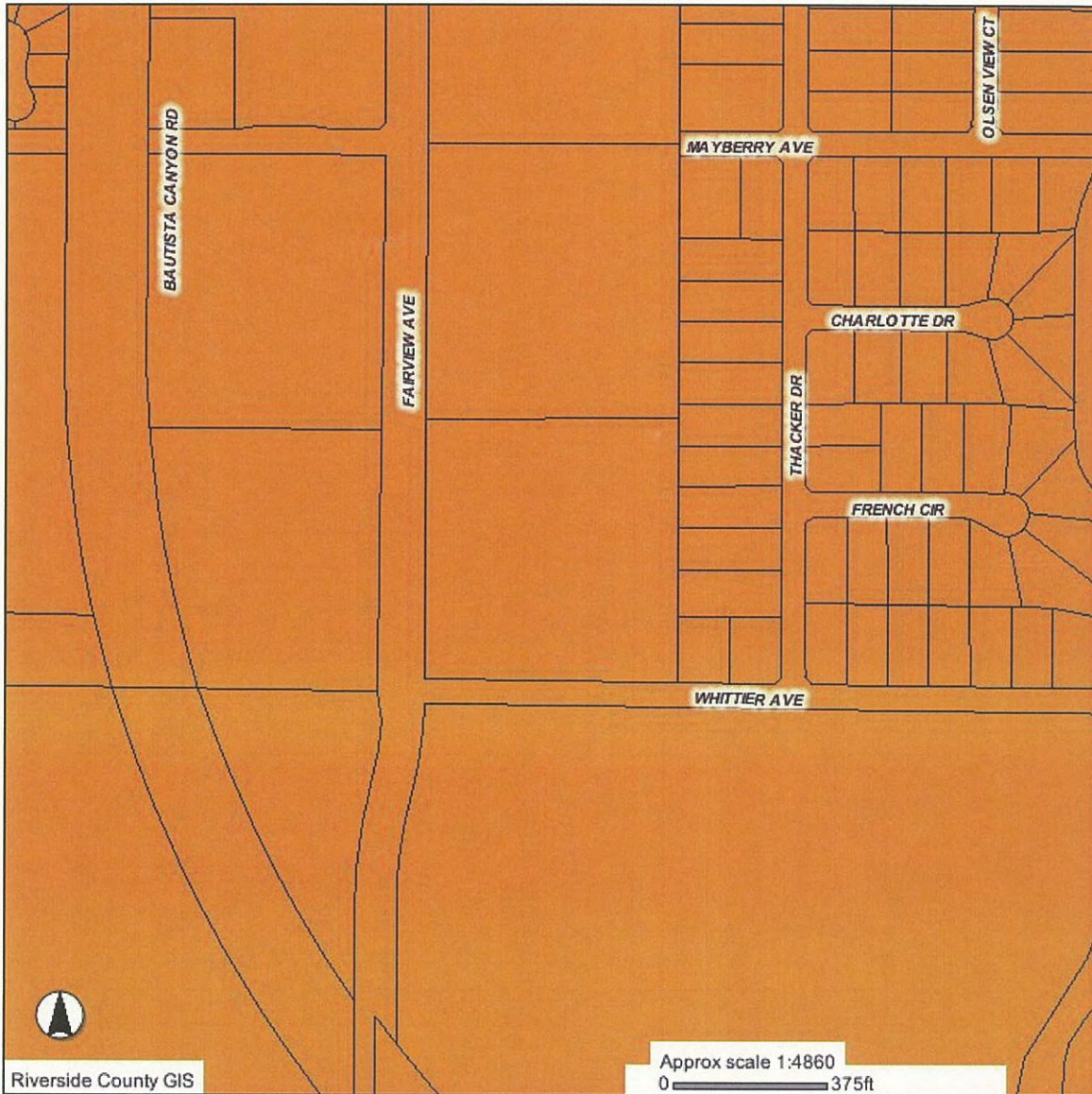
ORIGINAL Approval Date: January 27, 2004

RECOMMENDATION:

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 31130**, extending the expiration date and to reflect SB1185 and AB333 benefits to January 27, 2012, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130 - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.

AREA PLAN TR 31130



AREA PLAN

□ PARCELS

■ SAN JACINTO VALLEY

□ CITY BOUNDARY

IMPORTANT

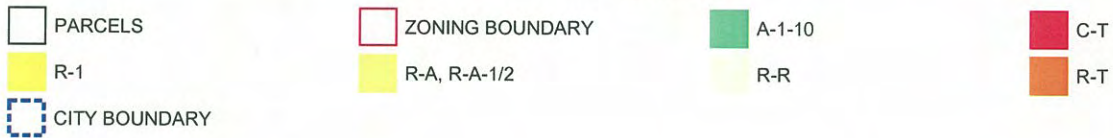
This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Fri Mar 14 08:03:23 2008

ZONING TR 31130



ZONING



IMPORTANT

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REPORT PRINTED ON...Fri Mar 14 08:04:45 2008

LAND USE TR 31130



LANDUSE

- | | | | |
|-------------------------------------|----------------------------------|--|-------------------------------|
| PARCELS | AG - AGRICULTURE | CT - COMMERCIAL TOURIST | LDR - LOW DENSITY RESIDENTIAL |
| LDR-RC - LOW DENSITY RESIDENTIAL-RC | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL | OS-W - WATER |
| CITIES | CITY BOUNDARY | | |

IMPORTANT

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ZONING DISTRICTS TR 31130



ZONING DISTRICTS

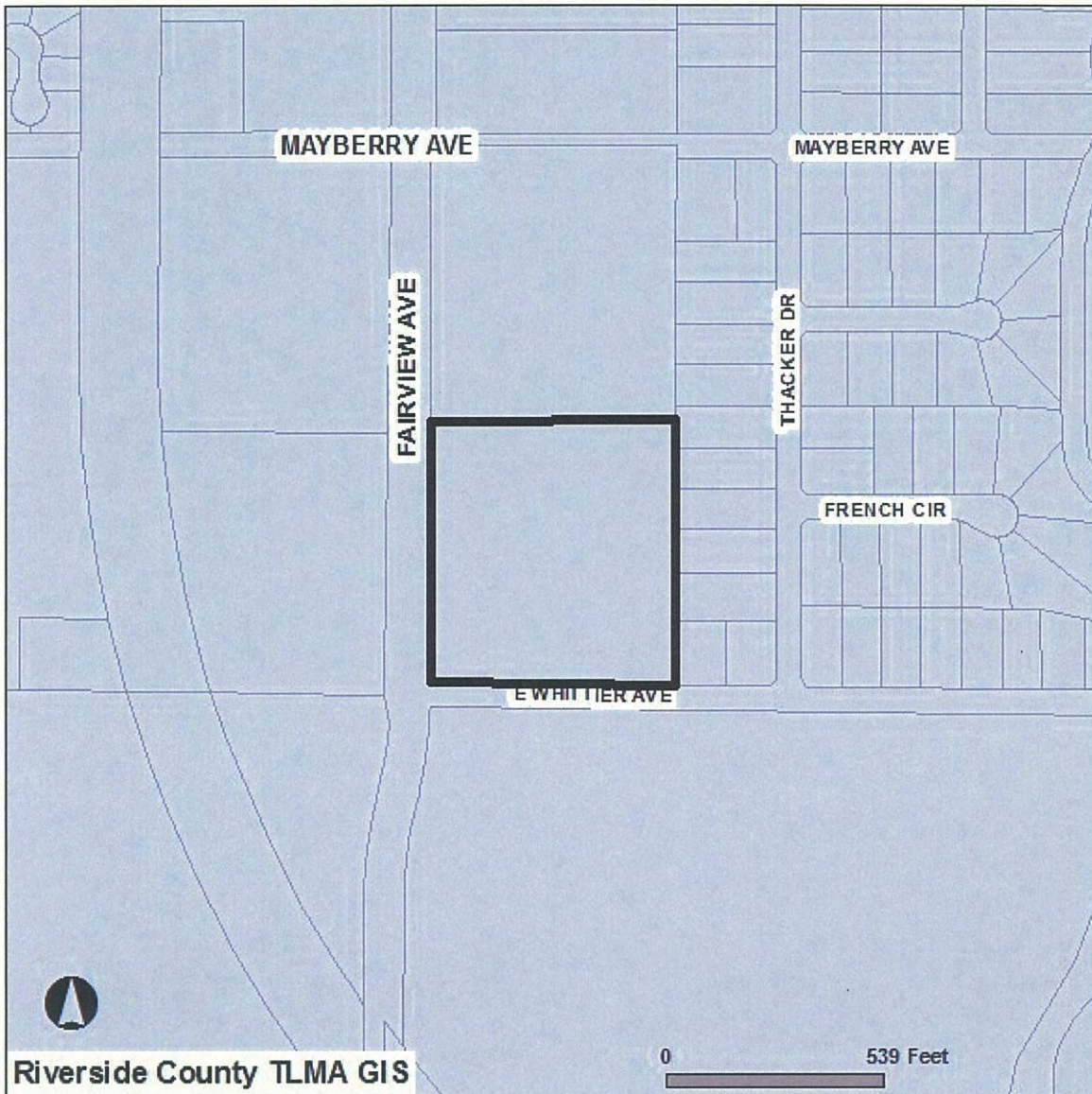
- PARCELS
- BAUTISTA AREA
- VALLE VISTA DIST
- CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Fri Mar 14 08:04:20 2008



SUPERVISORIAL DISTRICT - TR31130





Riverside County TLMA GIS

Selected parcel(s):
553-070-011

SUPERVISORIAL DISTRICTS

-  SELECTED PARCEL
-  PARCELS

-  INTERSTATES
-  DISTRICT 3
SUPERVISOR JEFF STONE

-  HIGHWAYS
-  CITY

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.

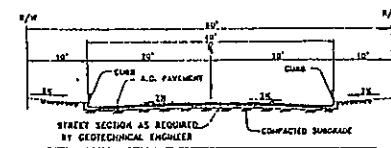
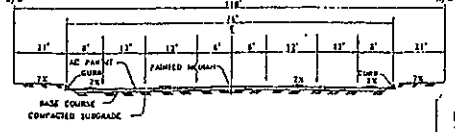
REPORT PRINTED ON...Tue Jul 13 07:36:55 2010

Version 100412

EXHIBIT NO. **P**
TR **CASE NO. 31130**

IN THE COUNTY OF RIVERSIDE, CALIFORNIA
TENTATIVE TRACT MAP 31130
SECTION 16, TOWNSHIP 5 SOUTH, RANGE 1 EAST

AUG 14 2003



TYPICAL STREET SECTION
STREETS 'A'-'C'
 RIV. CO. STD. NO. 104-A
 NOT TO SCALE



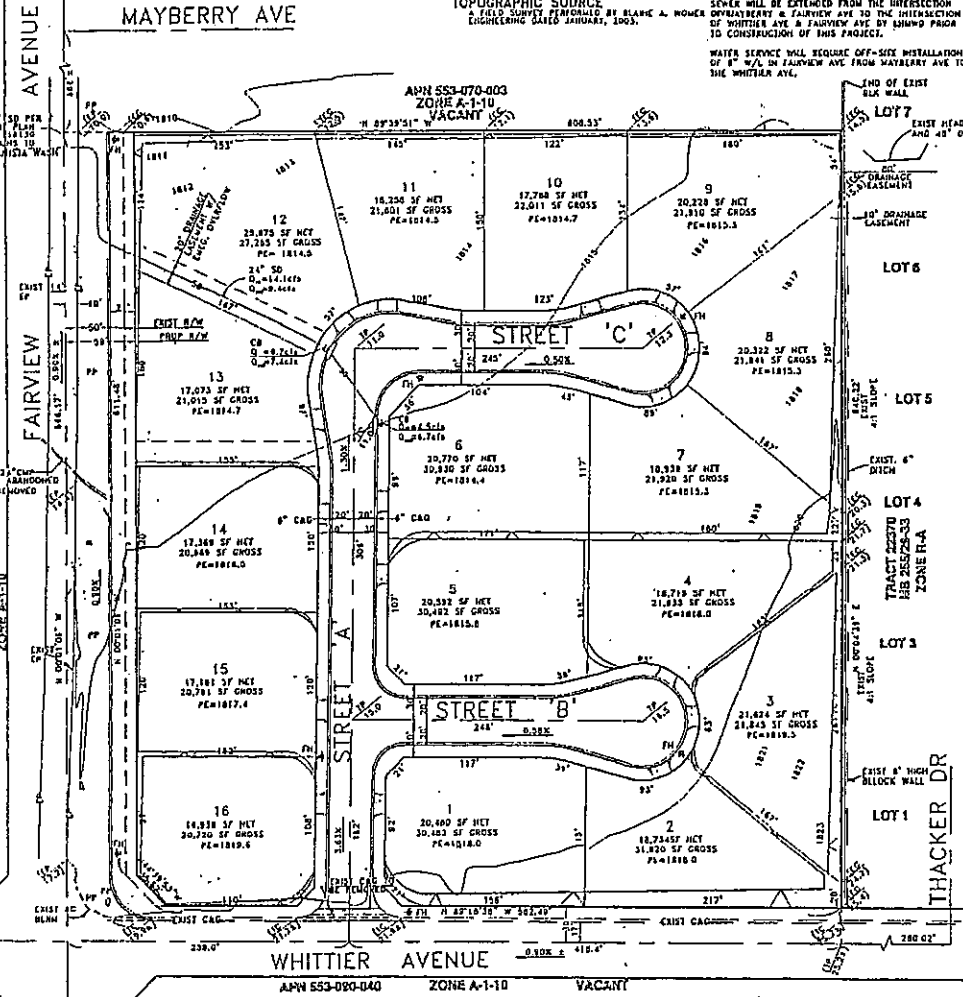
OWNER
 CELAS & CYNIA MARANA
 4602 SHARLTON WESA DRIVE
 RIVERSIDE, CA 92504
 (951) 237-0634

APPLICANT
 MARANA CONSTRUCTION
 ELIAS MARANA
 4602 SHARLTON WESA DRIVE
 RIVERSIDE, CA 92504
 (951) 237-0634

ASSESSOR'S PARCEL NOS.
 553-070-011
GROSS/NET ACREAGE
 10.09/8.812 ACRES
IMPROVEMENT SCHEDULE
 SCHEDULE 'B'
NUMBER OF LOTS
 16 RESIDENTIAL LOTS

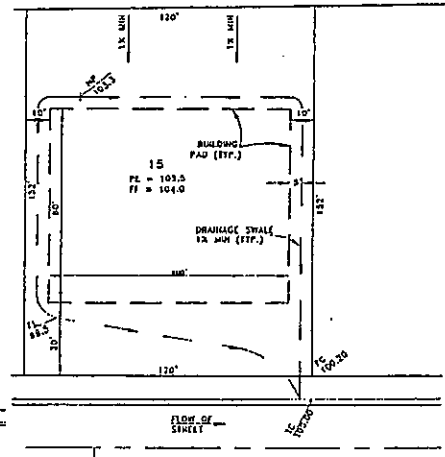
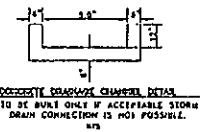
DENSITY
 1.78 DU/ACRE
EXISTING / PROPOSED ZONING
 A-1-10/R-A
PROPOSED RCIP DESIGNATION
 VERY LOW DENSITY (0.4-10U/ACRE)
EXISTING/PROPOSED LAND USE
 VACANT AGRICULTURE/RESIDENTIAL
TOPOGRAPHIC SOURCE
 A FIELD SURVEY PERFORMED BY BLAINE A. WOMER
 ENGINEERING, DATED FEBRUARY, 2003.

ADJACENT LAND USE
 NORTH-VACANT/ AGRICULTURAL
 EAST-RESIDENTIAL
 SOUTH-AGRICULTURAL
 WEST-VACANT
PUBLIC UTILITIES:
 GAS - SOUTHERN CALIFORNIA GAS CO.
 ELECTRIC - SOUTHERN CALIFORNIA Edison CO.
 WATER - LAKE MEAD MUNICIPAL WATER DISTRICT
 SEWER - LAKE MEAD MUNICIPAL WATER DISTRICT
 TELEPHONE - VERIZON
 CABLE - ADELPHI
NOTES:
 SEWER WILL BE EXTENDED FROM THE INTERSECTION
 OF WHITTIER AVE & FAIRVIEW AVE TO THE INTERSECTION
 OF WHITTIER AVE & FAIRVIEW AVE BY LINDS PACE
 TO CONSTRUCTION OF THIS PROJECT.
 WATER SERVICE WILL REQUIRE OFF-SITE INSTALLATION
 OF 8" W/L IN FAIRVIEW AVE FROM MAYBERRY AVE TO
 THE WHITTIER AVE.



SCHOOL DISTRICT
 HEWITT UNIFIED SCHOOL DISTRICT
FLOOD ZONE
 ZONE 'C'
 COMMUNITY PANEL #080425 2122 & 2679, 20, 1904
THOMAS GUIDE LOCATION
 PAGE 842, A-1, 2002 EDITION
CONTIGUOUS OWNERSHIP
 THIS DEVELOPMENT INCLUDES ALL PROPERTY
 CONTIGUOUSLY OWNED BY THE DEVELOPER.
SPECIFIC PLAN
 THIS DEVELOPMENT IS NOT PART OF A SPECIFIC PLAN.
COMMUNITY SERVICE DISTRICT
 CSA 152
DESCRIPTION
 THE SOUTHWEST QUARTER OF FARM LOT 103 OF THE FAIRVIEW LAND
 AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE
 307 OF MAPS, SAN DIEGO COUNTY RECORDS.

DRAINAGE NOTES:
 SHOULD THE PROPOSED 30 PER FLOT PLAN NO. 18130 NOT BE CONSTRUCTED,
 THE IMPROVED INCREASE OF RUN-OFF WATER CREATED BY THIS PROJECT
 SHALL BE DETAINED ON SITE BY THE USE OF INDIVIDUAL DETENTION BASINS
 LOCATED ON EACH LOT, AND DRAINAGE INTO THE STREET THRU THE CURB.
 EACH BASIN SHALL BE PROTECTED AND MAINTAINED BY THE LOT OWNER.
 THE CATCH BASINS SHALL NOT BE BUILT, AND DRAINAGE WILL FLOW WITHIN AN
 OPEN CONCRETE CHANNEL AND OUTLET INTO FAIRVIEW AVENUE.
NPDES SUPPLEMENT 'A'
 THIS PROJECT WILL REQUIRE THAT A STORM WATER POLLUTION PREVENTION PLAN (SWPPP)
 BE SUBMITTED AND APPROVED BY THE SANTA ANA REGIONAL WATER QUALITY
 CONTROL BOARD. DRAINAGE FLOWS FROM STREETS SHALL BE FILTERED BY
 APPROVED SWP'S AS DIRECTED BY THE APPROVED SWPPP FOR THIS TRACT.



- EXPLANATORY NOTE OF NON-APPLICABLE REQUIREMENTS**
- ALL EXISTING PUBLIC AND PRIVATE EASEMENTS ARE WITHIN THE PUBLIC RIGHT-OF-WAY.
 - ALL STREETS SHALL BE DEMONSTRATED TO THE COUNTY OF RIVERSIDE.
 - NO WELLS ARE KNOWN TO EXIST ON SITE OR WITHIN 200 FEET.
 - NO CONTAMINATED AREAS ARE PRESENT ON THIS PROJECT.
 - SURFACEWATER DETENTION SYSTEMS ARE NOT PROVIDED FOR THIS PROJECT.
 - THIS SITE IS NOT SUBJECT TO SUBSIDENCE OR OTHER GEOTECHNICAL ISSUES. THIS SITE IS NOT WITHIN A SPECIAL STUDY AREA.
 - THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
 - NO OPEN CHANNELS ARE PROPOSED ON THIS PROJECT.
 - NO COULURES OR OPEN SPACE IS PROPOSED TO BE DEDICATED FOR THIS PROJECT.
 - NO STRUCTURES EXIST ON-SITE.
 - NO STRUCTURES ARE PROPOSED AT THIS TIME. EXISTING STRUCTURES WILL BE CUSTODIAN MUST SHOW FEMALE REINFORCED.
 - NO STRUCTURES EXIST ON-SITE.
 - BUILDING PADS WILL BE WITHIN THE BUILDING FOOTPRINT AS REQUIRED BY THE COUNTY SETBACK REQUIREMENTS.
 - PROPOSED ZONING IS NOT R-2.

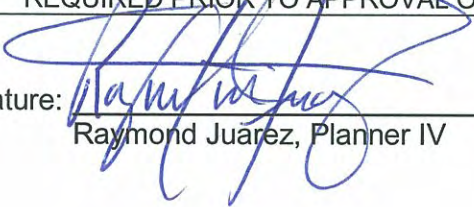
	APPROVED BY: _____ DATE: _____ PREPARED BY: _____ DATE: _____ H.C.E. NO. _____ EXP. DATE: _____	<p>BLAINE A. WOMER CIVIL ENGINEERING</p> <ul style="list-style-type: none"> PLANNING SURVEYING CIVIL ENGINEERING PUBLIC WORKS 	COUNTY OF RIVERSIDE MARANA CONSTRUCTION TENTATIVE TRACT NO. 31130	REVISED MAY 28, 2003 SHEET 10 1 OF 1 SHEETS							
	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> <th>APPROVAL</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	DESCRIPTION	BY	APPROVAL				
NO.	DATE	DESCRIPTION	BY	APPROVAL							

Extension of Time Environmental Determination

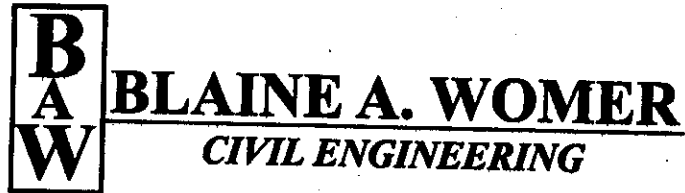
Project Case Number: TR31130
 Original E.A. Number: EA38970
 Extension of Time No.: Second
 Original Approval Date: January 27, 2004
 Project Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive
 Project Description: Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

On June 29, 2010, this Tentative Tract 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: 
 Raymond Juárez, Planner IV

Date: June 29, 2010
 For Ron Goldman, Planning Director



M19-04-004

June 10, 2010

Ms. Kristina Simmons
Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

EXTENSION OF TIME FOR TENTATIVE TRACT 31130

In accordance with your request, we have reviewed your August 5, 2009 letter and additional Conditions of Approval with our client, Mr. Elias Marana. Mr. Marana is in concurrence with the addition of the following Planning Department and Transportation Department Conditions:

10.PLANNING.15
10.PLANNING.16
50.TRANS.25
80.PLANNING.25
80.PLANNING.26
80.PLANNING.27

90.PLANNING.14
90.PLANNING.15
90.PLANNING.16
90.TRANS.4
90.TRANS.5

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for you assistance in this matter. If you have any questions, please do not hesitate to contact our office.

BLAINE A. WOMER CIVIL ENGINEERING

By: 
Blaine A. Womer, President

sf

cc: Elias Marana

August 5, 2009

Attn: Blaine Womer Civil Engineering

In processing the Extension of Time request, the Planning Department transmitted to the other Land Development Committee (LDC) members to solicit their comments, recommendations, and if applicable, their proposed conditions of approval. The County Planning Department has determined it is necessary to recommend the addition of eight (8) landscaping conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public. The County Transportation Department has determined it is necessary to recommend the addition of three (3) new conditions of approval in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public.

Please review the proposed conditions of approval (see attachment). If the addition of these conditions is acceptable, please submit a short written letter/memo/email that clearly references this case and these particular conditions. Please be sure to reference each condition by name and number. Also, indicate that the Extension of Time Applicant accepts these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, I would suggest you contact the Kristi Lovelady, Planning Department representative at 951-955-0871 and the Transportation Department representative at 951-955-6828 to discuss this matter further.

I am in the process of preparing a staff report package for the Planning Commission Hearing so the Planning Commission can act on the EOT request. In order to be able to recommend approval of the Extension of Time, it is necessary to include these conditions, as part of the recommendation, together with a written confirmation of acceptance of the additional conditions from the EOT applicant.

If the EOT applicant is unable to resolve these conditions with the Planning Department and the Transportation Department and/or unwilling to accept these conditions, the Planning Department will be required to recommend denial of the requested Extension of Time request, and at that time, the EOT applicant will have the opportunity to inform the Planning Commission about his or her justification as to why the EOT should be approved without these recommended conditions of approval.

With this being said, please give me direction as to how you wish to proceed. I would like to complete the staff report no later than August 19, 2009. I need to know whether the recommended conditions are acceptable; and if not, I need to know whether you wish a continuance in order to discuss these conditions with Planning Department and Transportation Department staff, or whether you simply want to move forward to the to make your arguments against the application of these conditions.

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

Thank you,


Chantell Griffin

Planning Commission Secretary

951-955-3251 or via email at cgriffin@rctlma.org

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 15 MAP - VIABLE LANDSCAPE RECOMMND

All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Planning Department's Milestone 90 condition entitled "USE - LANDSCAPE/IRRIGATION INSTALLATION INSPECTIONS."
EOT3

10.PLANNING. 16 MAP - FRONT YARD LANDSCAPING RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).
EOT3

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 25 MAP - GRAFFITI ABATEMENT EOT2 RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 25 MAP - LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department),

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 25 MAP - LANDSCAPE PLOT PLAN (cont.) RECOMMND

along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the conditions of approval for the parent permit or plot plan. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to: slope planting, common area and/or park landscaping, and individual front yard landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department only. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review by the landscape division.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.
EOT3

80.PLANNING. 26 MAP - LANDSCAPE SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 26 MAP - LANDSCAPE SECURITIES (cont.) RECOMMND
\$2,500.00 or less.
EOT3

80.PLANNING. 27 MAP - LANDSCAPE INSPECT DEPOS RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the Initial, Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Initial, Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation. This condition does not apply to front yard typicals and models.
EOT3

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 14 MAP - LNDSCP/IRRIG INSTALL INS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.
EOT3

90.PLANNING. 15 MAP - COMPLY W/LNDSCP/IRR PLN RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping,

TRACT MAP Tract #: TR31130

Parcel: 553-070-011

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 MAP - COMPLY W/LNDSCP/IRR PLN (cont.) RECOMMND

Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT3

90.PLANNING. 16 USE - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT3

TRANS DEPARTMENT

90.TRANS. 4 MAP - LANDSCAPING EOT2 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated , County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 5 MAP - GRAFFITI ABATEMENT EOT2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 14, 2008

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe
P.D. Landscaping Section - Kristi Lovelady

SECOND EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 31130 - Applicant: Blaine Womer Civil Engineering - Third Supervisorial District – Bautista Zoning Area - San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) - Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive – 10.09 Acres - Zoning: Residential Agriculture (R-A) - Schedule B subdivision of 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet. - REQUEST: EXTENSION OF TIME TO JANUARY 27, 2009 - SECOND EXTENSION.

Please review the attached information, together with your existing records for the above-described project. This extension request is being placed on the **April 10, 2008 LDC Comment Agenda** in order to establish a deadline for review and comment. All County Agencies and Departments are to have completed their review prior to the above referenced LDC Comment date. Failure to complete the review and/or provide comments within the indicated time frame will result in a presumption that the affected Agency/Department has no comment, and the extension request will be moved forward to the Planning Commission based on that presumption.

If, it is determined necessary, that in order to maintain conformance with the County General Plan, and/or ensure that the project does not adversely affect the general health, safety and welfare of the public, each LDC Agency or Department may prepare recommended conditions of approval and place them in the County's Land Management System for the affected project.

LDC MEMBERS ARE ENCOURAGED TO DIFFERENCIATE THOSE CONDITIONS ADDED AS PART OF THE EXTENSION BY ADDING A REFERENCE IN THE CONDITION TITLE AND/OR BODY OF THE CONDITION (ie. "EOT 1, EOT 2)

Each LDC Agency or Department who does so must then provide documentation to the Planning Department justifying the application of said conditions. Any such conditions, and their justification, will be presented to the Advisory Agency for their consideration as part of their action relative to the extension of time request.

If any LDC Agency or Department finds that the project, as approved, cannot be found to be in conformance with the General Plan and/or finds the project adversely affects the general health, safety and welfare of the public without the processing and approval of a Minor Change or Revised Map to the Approved Map, said Agency or Department must provide to the Planning such a recommendation and provide details as to what issues such an application must address.

Should you have any questions regarding this item, please do not hesitate to contact David Mares, Principal Planner, at (951) 955-9541 or email at dmares@RCTLMA.org/ **MAILSTOP# 1070**.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: Tract 31130 DATE SUBMITTED: 12/18/07

Assessor's Parcel Number(s): 553-070-011

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map _____ *Attach evidence of public improvement or financing expenditures.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: January 27, 2004

Applicant's Name: Blaine Womer Civil Engineering E-Mail: pam@bawce.com

Mailing Address: 41555 East Florida Avenue, Suite G
Hemet, CA 92544
Street

City State ZIP

Daytime Phone No: (951) 658-1727 Fax No: (951) 658-9347

Property Owner's Name: Elias & Cynthia Marana E-Mail: _____

Mailing Address: 40620 Starlight Mesa Drive
Hemet, CA 92544
Street

City State ZIP

Daytime Phone No: (951) 905-8123 Fax No: (951) 925-8599

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR EXTENSION OF TIME

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.

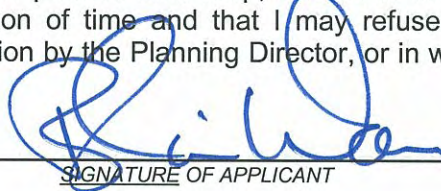
All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Blaine Womer

PRINTED NAME OF APPLICANT


SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Elias Marana

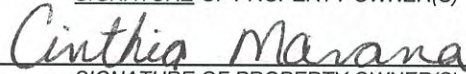
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Cynthia Marana

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

Agenda Item No. 1.3
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Ray Juarez

Tentative Tract Map No. 30837
FIRST EXTENSION OF TIME (EOT)
Planning Commission Date: Aug. 18, 2010
Applicant: Hall & Foreman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to begin substantial construction. This request will not be discussed unless specifically requested by the EOT applicant at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30837.

BACKGROUND:

The County Planning Department, as part of the review of this extension of time request, and after transmittal to Land Development Committee Members, has determined it necessary to recommend the addition of fifteen (15) 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 Flood Control and Water Conservation District is recommending the addition of ten (10) Conditions of Approval. The Transportation Department is recommending the addition of five (5) Conditions of Approval.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated July 7, 2010) indicating the acceptance of the fifteen (15) conditions.

FURTHER PLANNING CONSIDERATIONS:

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, Governor Schwarzenegger signed into law SB 1185, which grants a one-time extension of 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.

Ray
7.12.10

TENTATIVE TRACT MAP NO. 30837
FIRST EXTENSION OF TIME REQUEST
Page 2 of 2

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, Governor Schwarzenegger signed into law AB333, which grants a one-time extension of 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.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 19, 2008 and will automatically gain benefit of SB1185 and AB333 and will be extended until October 19, 2011. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

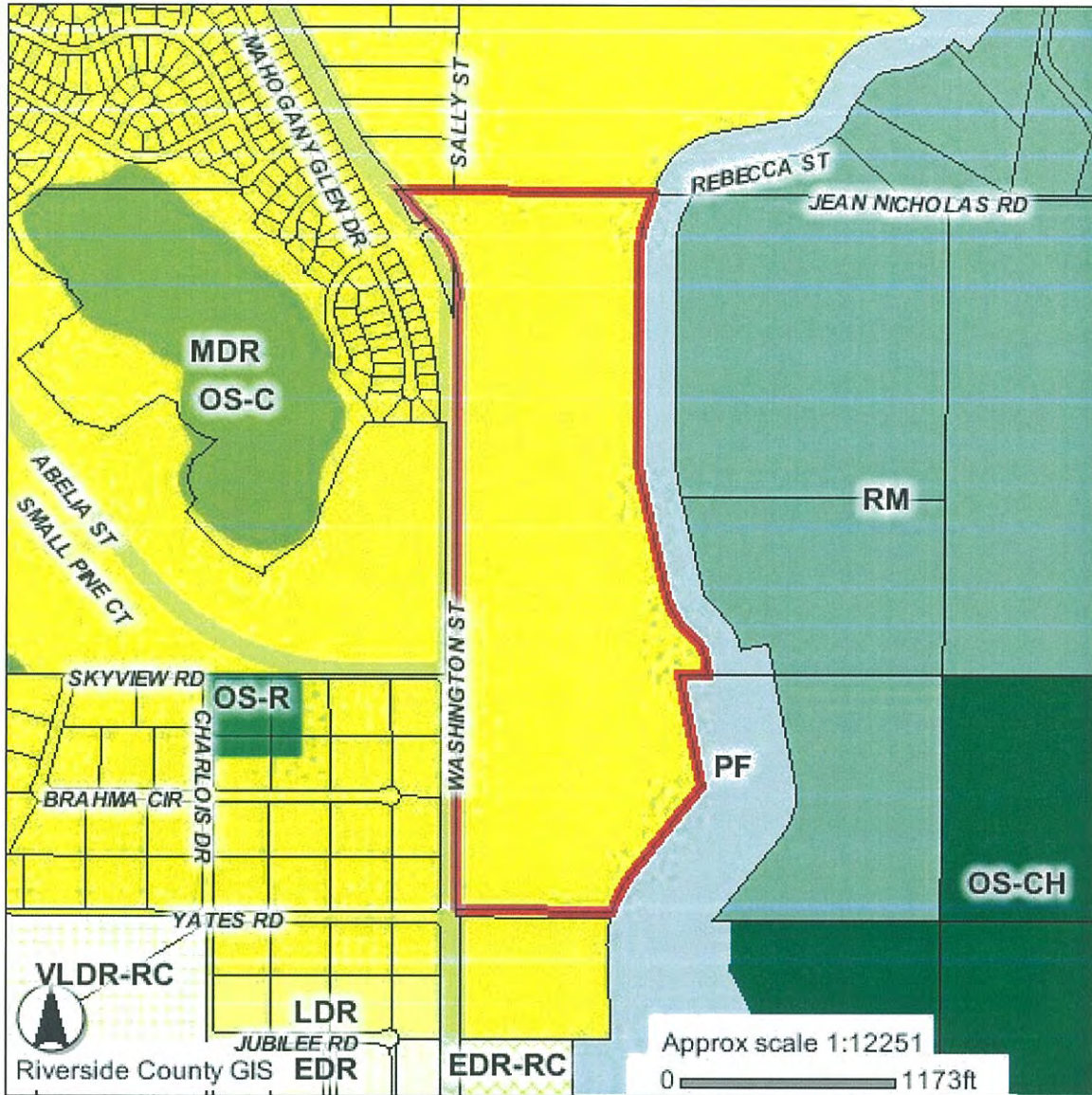
ORIGINAL Approval Date: October 19, 2004

RECOMMENDATION:

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.

FIRST EXTENSION OF TIME for **TENTATIVE TRACT MAP No. 30837** - Applicant: Hall & Foreman - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washinton Street and southerly of Sally Street – 98.13 Acres - Zoning: One-Family Dwellings (R-1) - **APPROVED PROJECT DESCRIPTION:** Schedule A subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park - **REQUEST: FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP No. 30837**, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011.

TR30837



LANDUSE

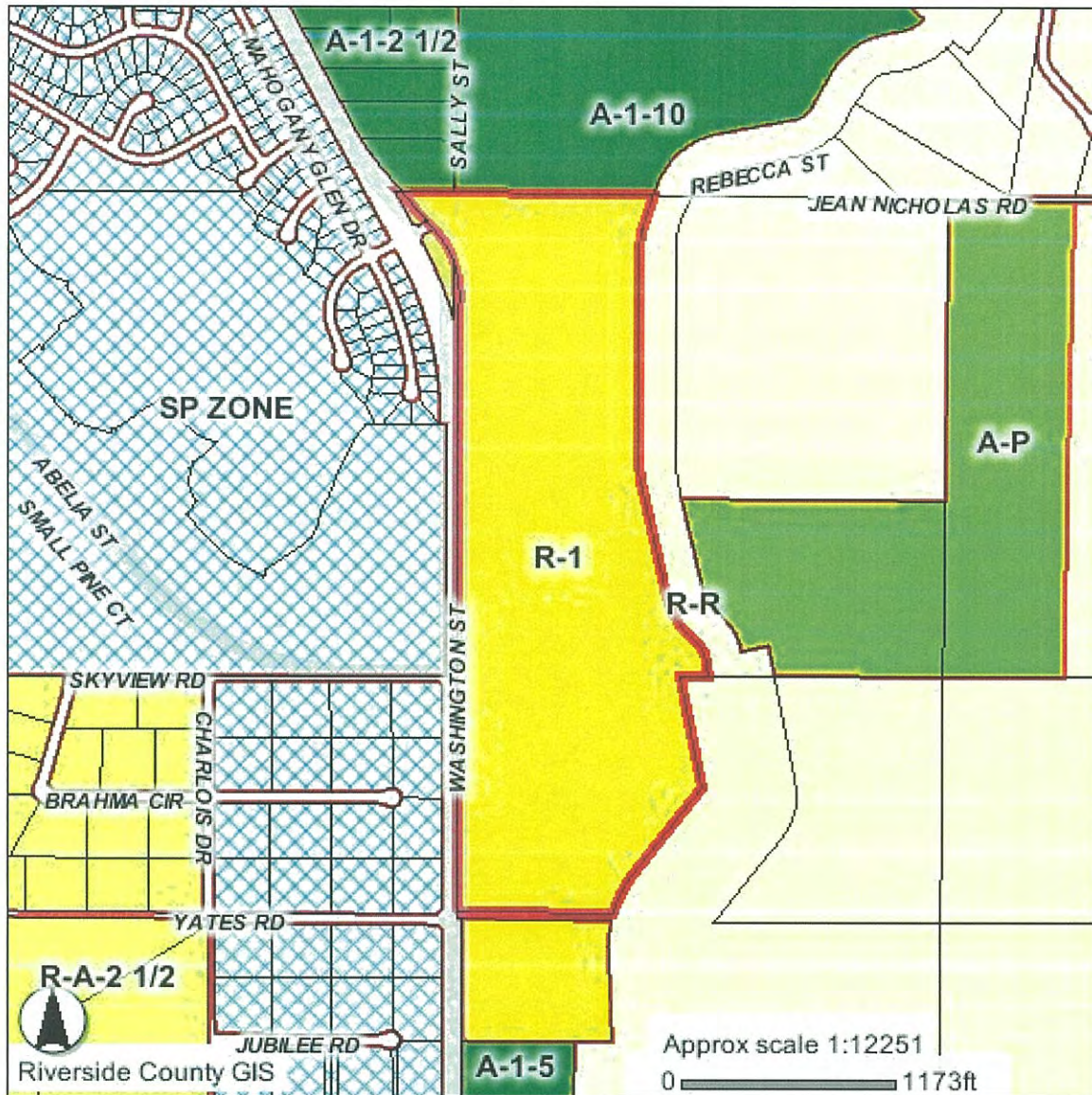
- | | | | |
|----------------------------------|---|--------------------------|--|
| PARCELS | CIRCULATION ELEMENT
ULTIMATE RIGHT-OF-WAY
(APPROX) | EDR - ESTATE RESIDENTIAL | EDR-RC - ESTATE
RESIDENTIAL-RC |
| LDR - LOW DENSITY
RESIDENTIAL | MDR - MEDIUM DENSITY
RESIDENTIAL | OS-C - CONSERVATION | OS-CH - CONSERVATION
HABITAT |
| OS-R - OPEN SPACE
RECREATION | PF - PUBLIC FACILITIES | RM - RURAL MOUNTAINOUS | VLDR-RC - VERY LOW
DENSITY RESIDENTIAL-RC |
| CITIES | CITY BOUNDARY | | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed Jul 25 12:30:13 2007

TR30837



ZONING

- | | | | |
|----------------------|--|-----------------|--------------------------|
| ZONING NOT AVAILABLE | CIRCULATION ELEMENT
ULTIMATE RIGHT-OF-WAY
(APPROX) | ZONING BOUNDARY | A-1-10, A-1-2 1/2, A-1-5 |
| A-P | R-1 | R-A-2 1/2 | R-R |
| SP ZONE | CITY BOUNDARY | | |

IMPORTANT

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REPORT PRINTED ON...Wed Jul 25 12:32:26 2007

TR30837



POLICY AREAS/OVERLAYS

□ PARCELS

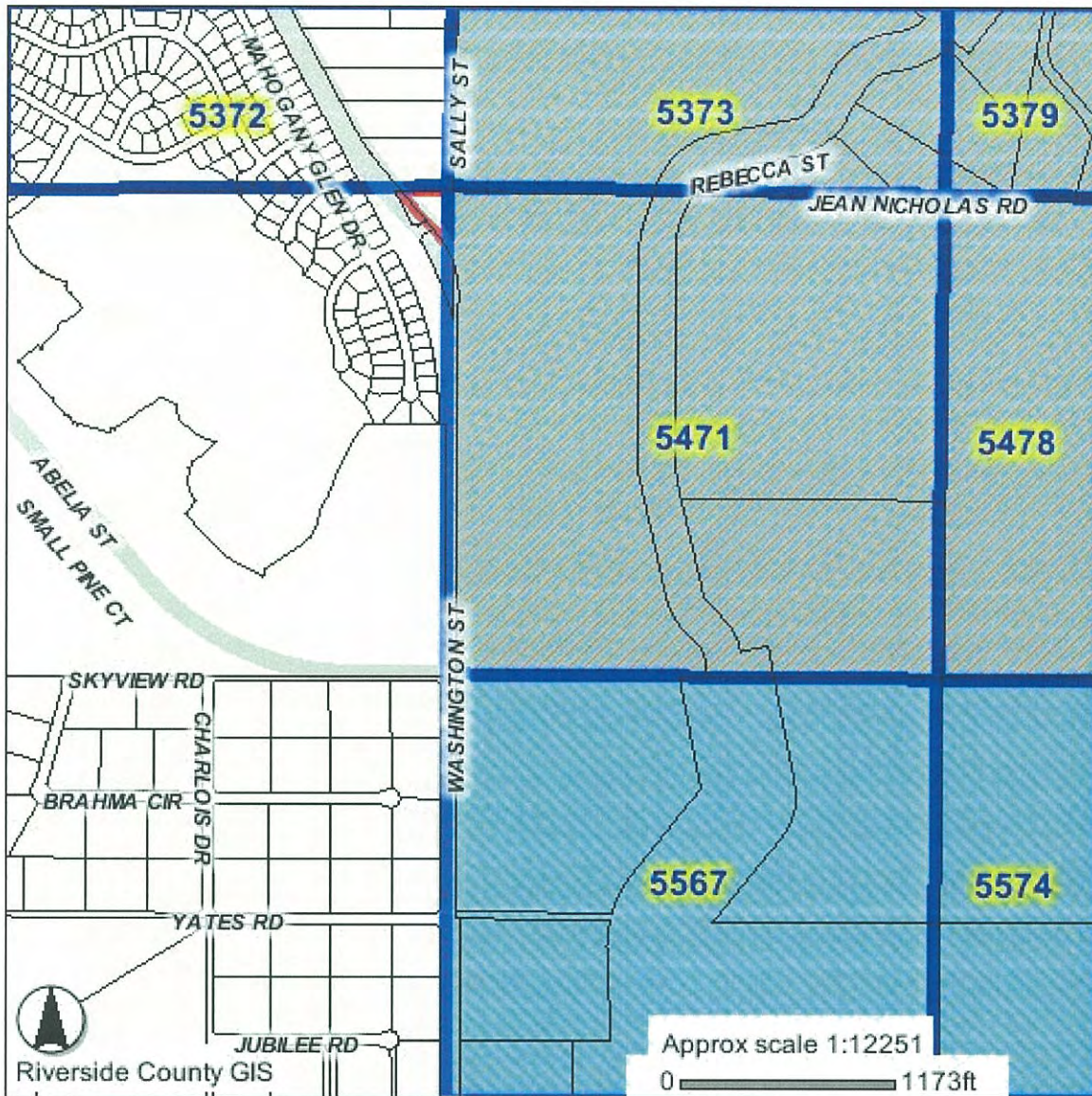
□ CITY BOUNDARY

■ CIRCULATION ELEMENT
ULTIMATE RIGHT-OF-WAY
(APPROX)

■ HIGHWAY 79 POLICY AREA

■ NORTH SKINNER & HIGHWAY
79 POLICY AREA

TR30837



WRCMSHCP CELL/CELL GROUP

- PARCELS
- CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY (APPROX)
- 36 CRITERIA CELL NUMBER
- CRITERIA CELL
- SOUTHWEST AREA
- S
- T
- CITY BOUNDARY

IMPORTANT

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REPORT PRINTED ON...Wed Jul 25 12:32:03 2007

SUPERVISORIAL DISTRICT - TR30837



Riverside County TLMA GIS

SUPERVISORIAL DISTRICTS

- CASE
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 3
SUPERVISOR JEFF STONE
- CITY

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...Tue Jul 13 07:44:26 2010

Version 100412

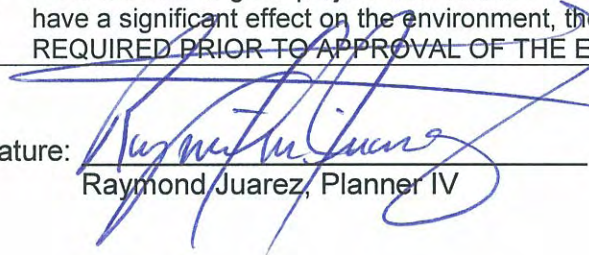
Extension of Time Environmental Determination

Project Case Number: TR30837
 Original E.A. Number: EA38835
 Extension of Time No.: FIRST
 Original Approval Date: OCTOBER 19, 2004
 Project Location: easterly of Washinton Street and southerly of Sally Street

Project Description: Schedule A subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park.

On July 10, 2010, this Tentative Tract 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: 
 Raymond Juarez, Planner IV

Date: July 7, 2010
 For Ron Goldman, Planning Director

Dimagiba, Catherine

From: John Abel [jabel@missionpacific.com]
Sent: Wednesday, July 07, 2010 1:36 PM
To: Dimagiba, Catherine
Cc: TTerich@hfinc.com
Subject: RE: 1st Extension of Time for TR30837

Hi Catherine,

I have reviewed the proposed revisions (15 conditions in total) and agree with the revisions. Should you have any other questions or require any further clarification please contact me at your earliest opportunity. My office phone number is (951)778-2999. Thank you for your continued cooperation.

John Abel

From: Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]
Sent: Wednesday, July 07, 2010 1:10 PM
To: 'TTerich@hfinc.com'
Cc: John Abel; Juarez, Raymond
Subject: RE: 1st Extension of Time for TR30837

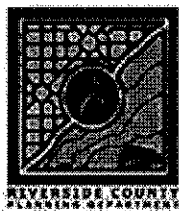
Tony:

Thank you for sending the copy of the Grant Deed.

Mr. Abel:

If all fifteen (15) conditions of approval I have listed in my previous email below are acceptable, a response to this email stating so will suffice.

Thank you,



Catherine Dimagiba
Planning Technician
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone: (951) 955-1681
Fax: (951) 955-3157

From: TTerich@hfinc.com [mailto:TTerich@hfinc.com]
Sent: Wednesday, July 07, 2010 11:32 AM
To: Dimagiba, Catherine
Cc: jabel@missionpacific.com; Juarez, Raymond
Subject: Re: 1st Extension of Time for TR30837

Catherine,

Please be advised that Mr. Abel had already sent via email the new deed and evidence of his authorization to act on behalf of the LLC. I am attaching another copy herewith.

He also sent a blanket statement that he agreed to the proposed new conditions of approval.

If you still need the specific language you referenced, please respond accordingly "to all" and Mr. Abel will send that to you.

Thank you.

Tony

Anthony Terich, P.E.
President/Temecula Division
Hall & Foreman Inc.
Three Better World Circle, Suite 100
Temecula, CA 92590-3745
Direct: (951) 294-9338
www.HFInc.com

Hall & Foreman Inc.
Setting the Bar Higher Through
SOLUTIONS PERFORMANCE RELATIONSHIPS

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Please consider the environment before printing this email.

From: "Dimagiba, Catherine" <CDIMAGIB@rctlma.org>
To: "'TTerich@hfinc.com'" <TTerich@hfinc.com>
Cc: "Juarez, Raymond" <RJUAREZ@rctlma.org>, "jabel@missionpacific.com" <jabel@missionpacific.com>
Date: 07/07/2010 09:09 AM
Subject: 1st Extension of Time for TR30837

Anthony:

My supervisor, Ray Juarez, forwarded your inquiry to me as I will now be processing Extension of Time requests.

At this time and as requested by former staff (see highlighted email from K. Simmons dated 6/15/10), we are still awaiting the following in order to proceed:

- 1) Deed or some other appropriate documents stating that Mr. John Abel is the new owner, and
- 2) Written letter/memo/email that clearly references acceptance of each of the fifteen (15) new conditions by name and number, as listed below.

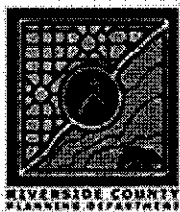
(Riverside County LMS Conditions of Approval pages 1-5, dated 5/3/10 is attached for your reference of these conditions).

- 10.FLOOD RI.13
- 10.FLOOD RI.14
- 10.FLOOD RI.15
- 50.FLOOD RI.15
- 50.TRANS.34
- 50.TRANS.35
- 60.FLOOD RI.12
- 60.FLOOD RI.13
- 80.FLOOD RI.2
- 90.FLOOD RI.2
- 90.FLOOD RI.3
- 90.FLOOD RI.4
- 90.TRANS.8
- 90.TRANS.9
- 90.TRANS.10

The above mentioned documentation will be included in the staff report which I would like to complete no later than 7/12/10 in order to place this request on the 8/18/10 Planning Commission Agenda as a Consent Calendar Item.

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

Thank you,



Catherine Dimagiba
Planning Technician
4080 Lemon Street, 9th Floor
Riverside, CA 92502
Phone: (951) 955-1681
Fax: (951) 955-3157

From: Juarez, Raymond
Sent: Wednesday, June 16, 2010 2:56 PM
To: 'TTerich@hfinc.com'
Cc: Griffin, Chantell; jabel@missionpacific.com; Simmons, Kristina; Dimagiba, Catherine
Subject: RE: FW: 1st Extension of Time for TR30837

Greetings:

If the first extension of time is approved, the expiration date will become 10/19/08. The benefits of SB1185 and AB333 will then automatically apply extending the expiration date an additional three years to 10/19/2011. This tentative map will still be eligible to submit an additional four one year extensions which, if approved, will extend the life of the map to 10/19/2015.

Let me know if you have any additional questions.

Regards,

Raymond Juarez
Urban Regional Planner IV

Riverside County Planning Department
County Administrative Center
4080 Lemon Street, 9th Floor
P.O. BOX 1409
Riverside, CA 92502
Phone (951) 955-9541
Fax (951) 955-3157

The County Administrative Center is open for business Monday thru Thursday only.

From: TTerich@hfinc.com [mailto:TTerich@hfinc.com]
Sent: Tuesday, June 15, 2010 1:00 PM
To: Simmons, Kristina
Cc: Griffin, Chantell; jabel@missionpacific.com; Juarez, Raymond
Subject: RE: FW: 1st Extension of Time for TR30837

Thank you, Kristina. Good luck wherever you are going.

John Able,
You will need to submit a letter as you suspected.

Raymond,
Could you please have someone answer my question below concerning the dates the automatic extension will run out on this project once this extension is approved.
Thank you.
Tony

Anthony Terich, P.E.
President/Temecula Division
Hall & Foreman Inc.
Three Better World Circle, Suite 100
Temecula, CA 92590-3745
Direct: (951) 294-9338
www.HFInc.com

Hall & Foreman Inc.
Setting the Bar Higher Through
SOLUTIONS PERFORMANCE RELATIONSHIPS

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please delete it. It is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by HFI for any loss or damage arising in any way from its use.

Please consider the environment before printing this email.

From: "Simmons, Kristina" <KRSIMMON@rctlma.org>

To: ""TTerich@hfinc.com" <TTerich@hfinc.com>, "jabel@missionpacific.com" <jabel@missionpacific.com>
Cc: "Griffin, Chantell" <CGRIFFIN@rctlma.org>, "Juarez, Raymond" <RJUAREZ@rctlma.org>
Date: 06/15/2010 12:56 PM
Subject: RE: FW: 1st Extension of Time for TR30837

Please be advised that we will need a copy of the deed or some other appropriate document stating that Mr. Abel is indeed the new owner.

Also, we'll need in your written acceptance of the new conditions of approval each condition listed out (10.Planning.20, etc.) so that we can include that documentation in the staff report.

Tomorrow, June 16th will be my last day with the Planning Department. So, if you have any questions or concerns from this point, please contact my supervisor, Ray Juarez. Thank you.

From: TTerich@hfinc.com [<mailto:TTerich@hfinc.com>]
Sent: Tuesday, June 15, 2010 12:26 PM
To: Simmons, Kristina; jabel@missionpacific.com
Cc: Griffin, Chantell; Juarez, Raymond
Subject: RE: FW: 1st Extension of Time for TR30837

Kristina,
The dust has finally settled on this case and the new owner (John Abel, Mission Pacific Land Company, 3649 Mission Inn Avenue, Second Floor, Riverside, CA. 92501, 951-778-2999 - please update your files) has expressed his desire for me to inform you that he agrees with the proposed new conditions as presented below from your email dated 05/03/10.

Consider this email as your authorization to proceed with this case moving forward on the Extension of Time.

To make sure the owner and I know when we need to concern ourselves with the next extension that needs to be submitted after the automatic extensions have expired, please let me and John Abel (his email address is above) know when the next extension (I believe it will be the second of the five available) should be submitted.

If you need anything else, please respond to this email.
Thank you.

Tony

Anthony Terich, P.E.
President/Temecula Division
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Please consider the environment before printing this email.

From: "Simmons, Kristina" <KRSIMMON@rctlma.org>
To: "TTerich@hfinc.com" <TTerich@hfinc.com>
Cc: "Griffin, Chantell" <CGRIFFIN@rctlma.org>, "Juarez, Raymond" <RJUAREZ@rctlma.org>
Date: 05/03/2010 03:52 PM
Subject: RE: FW: 1st Extension of Time for TR30837

Thank you very much. I look forward to hearing from you.

From: TTerich@hfinc.com [<mailto:TTerich@hfinc.com>]
Sent: Monday, May 03, 2010 3:42 PM
To: Simmons, Kristina
Cc: Griffin, Chantell; Juarez, Raymond
Subject: Re: FW: 1st Extension of Time for TR30837

Thank you, Kristina.

I will pass this information on to all parties of interest. I will be in the office through Thursday this week, but will be on vacation from Friday, the 7th, through Sunday, the 16th or possibly Monday the 17th. If I cannot obtain resolution by the end of Thursday, I will give you a status update and we may or may not ask for an postponement. I will let you know.
Tony

Anthony Terich, P.E.
President/Temecula Division
Hall & Foreman Inc.
Three Better World Circle, Suite 100
Temecula, CA 92590-3745
Direct: (951) 294-9338
www.HFInc.com

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delete it. It is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by HFI for any loss or damage arising in any way from its use.

Please consider the environment before printing this email.

From: "Simmons, Kristina" <KRSIMMON@rctlma.org>
To: "TTerich@hfinc.com" <TTerich@hfinc.com>
Cc: "Juarez, Raymond" <RJUAREZ@rctlma.org>, "Griffin, Chantell" <CGRIFFIN@rctlma.org>
Date: 05/03/2010 03:28 PM
Subject: FW: 1st Extension of Time for TR30837

Thank you very much for your prompt response. Here is the original email I sent to Donald Lohr's email address.

From: Simmons, Kristina
Sent: Monday, May 03, 2010 9:49 AM
To: 'dlohr@hfinc.com'
Cc: Griffin, Chantell; Juarez, Raymond
Subject: 1st Extension of Time for TR30837

Attn Mr. Donald Lohr:

In processing the Extension of Time request, the Planning Department transmitted to the other Land Development Committee (LDC) members to solicit their comments, recommendations, and if applicable, their proposed conditions of approval. The County Transportation Department has determined it is necessary to recommend the addition of 5 new conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public. The County Flood Department has determined it is necessary to recommend the addition of 10 new conditions in order to be able to make a finding that the project, together with its Extension of Time, does not adversely affect the general health, safety, and welfare of the public.

Please note that the conditions recommended by the County Flood Department are to bring Tentative Tract Map No. 30837 into compliance with WQMP standards. This requirement could impact the number of lots on the project and/or configuration. Per Ordinance 460, the loss of lots or modification of lot configurations will require the submittal of a minor change provided the general design of the map is unchanged. Therefore, depending on the severity of the WQMP impacts, the applicant may be required to file a minor change. Be advised that the approval of a Minor Change will not extend the life of the map.

Please review the proposed conditions of approval (see attachment). If the addition of these conditions is acceptable, please submit a short written letter/memo/email that clearly references this case and these particular conditions. Please be sure to reference each condition by name and number. Also, indicate that the Extension of Time Applicant accepts these conditions. This documentation will then be included in the staff report package.

If the addition of the conditions is not acceptable, I would suggest you contact the Transportation Department representative, Kevin Tsang at (951) 955-6800, the Flood Department at (951) 955-1200, to discuss this matter further.

I am in the process of preparing a staff report package for the so the can act on the EOT request. In order to be able to

recommend approval of the Extension of Time, it is necessary to include these conditions, as part of the recommendation, together with a written confirmation of acceptance of the additional conditions from the EOT applicant.

If the EOT applicant is unable to resolve these conditions with the Planning Department and the Transportation Department and/or unwilling to accept these conditions, the Planning Department will be required to recommend denial of the requested Extension of Time request, and at that time, the EOT applicant will have the opportunity to inform the Planning Commission about his or her justification as to why the EOT should be approved without these recommended conditions of approval.

With this being said, please give me direction as to how you wish to proceed. I would like to complete the staff report no later than May 17, 2010. I need to know whether the recommended conditions are acceptable; and if not, I need to know whether you wish a continuance in order to discuss these conditions with the Transportation and/or Flood Department staff, or whether you simply want to move forward to the to make your arguments against the application of these conditions.

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

Thank you,

Kristina M. Simmons
Planning Technician

Riverside County Planning Department
County Administrative Center
4080 Lemon St., 9th floor
P.O. Box 1409
Riverside, CA 92502
Ph: (951) 955-0879
Fax: (951) 955-3157

[attachment "eot_1_coa_tr30837.pdf" deleted by Tony Terich/hfinc] [attachment "COA 1st EOT.pdf" deleted by Tony Terich/hfinc]

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 13

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 14

MAP SUBMIT PRELIM WQMP

RECOMMND

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP SUBMIT PRELIM WQMP (cont.) RECOMMND

post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

10.FLOOD RI. 15 MAP WQMP RECOMMND

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 15 MAP SUBMIT PLANS RECOMMND

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 District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 34 MAP - TRAFFIC SIGNALS RECOMMND.

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, in accordance with Ordinance 461. Traffic signals shall be installed at the intersection(s) of Washington Street/North Project Entrance and Washington Street/Yates Road. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated.

50.TRANS. 35 MAP - GRAFFITI ABATEMENT RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 12 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

60.FLOOD RI. 13 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT FINAL WQMP

RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 3 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 4 XXU BMP - MAINT & INSPECT

RECOMMND

The permit holder shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

TRACT MAP Tract #: TR30837

Parcel: 467-260-044

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 8 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 9 MAP - TRAFFIC SIGNAL RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 10 MAP - GRAFFITI ABATEMENT RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 26, 2007

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space District
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator – J. Jolliffe

TENTATIVE TRACT MAP NO. 30837 - Applicant: Donald O. Lohr – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (MDR) (2-5 dwelling units per acre) - Location: easterly of Washington Street, southerly of Sally Street, and northerly of Yated Road– 98.13 Acres - Zoning: Redisidential one-family dwelling (7,200 sq. ft.) – subdivide 98.13 acres into 320 residential lots, and a 6.3 acre park - REQUEST: EXTENSION OF TIME TO OCTOBER 19, 2008 - FIRST EXTENSION.

Please review your records for the above-described Extension of Time request. This project has been placed upon the **CPR Comment Agenda on November 1, 2007**. All CPR Departments and Districts are requested to review their historical records for this project and determine whether or not the granting of the requested Extension of Time would adversely affect the general health, safety, and welfare of the public; or determine whether the approved conditions need to be modified, by adding to, deleting, or modifying any of the existing condition of approval in order to find that the project would not adversely affect the general health, safety, and welfare of the public.

Should any Departments or Districts find that the requested Extension of Time can only be found to not adversely affect the general health, safety, and welfare of the public subject to the addition to, deletion from, or modification of the approved conditions of approval, said Department or District is obligated to inform the Planning Department of its intent to modify the existing condition, and the details thereof.

If the Department or District finds that the adverse effect(s) cannot be resolved simply through the application of additional conditions, or modification and/or deletion of existing conditions; but believes that submittal and processing of either a Minor Change or Revised Map is necessary, the Department or District is obligated to inform the Planning Department of that fact, and provide details as to what modification are to be required as part of the Minor Change or Revised Map.

Should you have any questions regarding this item, please do not hesitate to contact **David Mares**, Project Planner, at **955-9541** or email at DMares@rctlma.org / **MAILSTOP# 1070**.

This tract map (TR30837) is located in the County's landslide potential zone and subsidence potential zone per the current General Plan (GP-2003). In accordance with GP-2003 Policy S 3.1 and S 3.8, a geologic/geotechnical investigation (GEO) is required prior to public hearing for projects proposed within these potential geologic hazard zones.

The original tract map application was submitted and LDC conducted prior to adoption of GP-2003. Also, the County's former General Plan did not include subsidence potential zones and the liquefaction potential zone did not extend to the area of this tract at that time. In addition, it appears the County Geologist may have never been routed on this case. However, a GEO report was reviewed and approved prior to public hearing on this case.

Again, per the GP-2003 policy, a GEO was required prior to public hearing and was reviewed and approved. This report, per industry standards, addressed subsidence and landslide potential. Perhaps this provides adequate consideration of public health and safety and the Planning Commission may find it acceptable to find for this specific EOT request.

**CERTIFICATE OF MEMBERS OF
STRATFORD RANCH PARTNERS, LLC**

1. The undersigned hereby authorizes John Abel to cause the Company:

(a) To undertake any of the following: (i) to amend, modify, process, exercise rights and remedies, deliver notices, execute documents, retain attorneys, consultants and other advisors in connection with the entitlement and development of that certain property which is more particularly described on Exhibit "A" which is attached hereto.

2. This Certificate shall be retroactive and act as a ratification of the execution of all said documents, if any, which have been executed before the date of adoption of this Certificate.

3. Facsimile or electronic signatures shall be effective in lieu of original signatures, and any facsimile or electronic signature shall be effective to bind the party on whose behalf such facsimile or electronic signature has been entered as if the same were an original.

IN WITNESS WHEREOF, the undersigned have executed this Certificate as of this day of June, 2010.

STRATFORD RANCH PARTNERS, LLC,
a Delaware limited liability company

Dated: June 15, 2010

By: ESA Stratford Partners, L.P.
a California limited liability company
Its: Managing Member

By: Entrepreneurial-Sheffield Associates, LLC
a Delaware limited liability company
Its: General Partner

By: Entrepreneurial Properties
Corporation, a Nevada corporation
Its: Member

By: Randall C. Luce
Randall C. Luce
President

FATCOLA/RESALE

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Stratford Ranch Partners, LLC
c/o Entrepreneurial Corporate Group
4100 Newport Place, Suite 400
Newport Beach, CA 92660
Attention: Randall C. Luce
3409291-60

DOC # 2010-0050968
02/03/2010 08:00A Fee:52.00
Page 1 of 10 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



APN: 476-020-005-4
D.T.T. & Nashaw
TRA - 094-172

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GRANT DEED

52



The undersigned grantor declares:
Documentary Transfer Tax not shown pursuant
to Section 11932 of the Revenue and
Taxation Code, as amended

County of Riverside

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GARRETT HOLDINGS, LLC, a California limited liability company ("Grantor"), hereby
GRANTS to STRATFORD RANCH PARTNERS, LLC, a Delaware limited liability company
("Grantee"), that certain real property which is more particularly described on Exhibit "A" (the
"Property") which is attached hereto.

SUBJECT TO:

1. Nondelinquent taxes and assessments;
2. All other covenants, conditions, and restrictions, reservations, rights, rights of way, easements, encumbrances, liens, and other title matters of record.

BUT RESERVING UNTO GRANTOR, a nonexclusive easement appurtenant to that certain real property adjacent to the Property and more particularly described and/or depicted on Exhibit "B" attached hereto (the "Benefitted Property") and over and across that portion of the Property more particularly depicted on Exhibit "C" attached hereto (the "Access Easement Area"), for the purpose of ingress and egress and access purposes between the Benefitted Property and the Property (the "Access Easement"); provided, however, under no circumstances shall Grantor have any right to construct any improvements within the Access Easement Area (other than a dirt road, if and to the extent one does not already exist). Grantor is currently the owner of the Benefitted Property.

Notwithstanding the foregoing, if improvements sufficient to provide necessary access to the Benefitted Property have not been constructed by the third anniversary of the date this Grant Deed is recorded, Grantor may, at its sole cost and expense, obtain any necessary governmental permits and improve (limited to grading and paving), the Access Easement Area to provide temporary access to the Benefitted Property; provided, however, under no circumstances shall

any governmental permits obtained by or on behalf of Grantor in connection with such improvements (i) affect any current or future entitlements applicable to the Property, or (ii) cause Grantee or the Property to (a) incur any costs or other expenses, or (b) be subject to any other burden or condition as a result thereof. Grantee may require any such temporary improvements to be subsequently removed as provided herein in connection with relocation of the Access Easement Area.

The Access Easement shall be binding on Grantor and Grantee and their respective legal representatives, successors and assigns, and on all parties having or acquiring any right, title, interest or estate in the Property or the Benefitted Property or any portions thereof.

Grantor shall indemnify, defend and hold Grantee and its tenants, subtenants, licensees, employees, agents, contractors, invitees, legal representatives and their successors and assigns harmless from and against any and all claims, liabilities, losses, costs, damages, penalties and expenses (including, without limitation, reasonable attorneys' fees) arising out of or resulting from or in any way connected with Grantor's or its tenants', subtenants', licensees', employees', agents', contractors', invitees', legal representatives' and their successors' and assigns' (collectively, the "Grantor Parties") use of the Access Easement Area, including, without limitation, injury or death of persons or damage to or loss of property arising out of the exercise by Grantor and/or the Grantor Parties of any of the rights granted herein.

If either Grantor or Grantee, their respective legal representatives, successors or assigns, shall sell or transfer or otherwise terminate its interest as owner of any portion of the Property or the Benefitted Property, as applicable, then from and after the effective date of such sale, transfer or termination of interest, and notwithstanding anything to the contrary contained herein, that party shall be released and discharged from any and all obligations, responsibilities and liabilities hereunder with respect to the Access Easement as to the parts sold or transferred, except those obligations, responsibilities and liabilities, if any, which have already been accrued as of such date, and any such transferee by the acceptance of the transfer of such interest, shall thereupon become subject to the terms, conditions and covenants contained herein to the same extent as if such transferee were originally a party hereto.

Notwithstanding the foregoing reservation of the Access Easement, (a) Grantee hereby reserves the right, in its sole and absolute discretion and upon prior written notice to Grantor, to relocate the Access Easement Area to another location upon the Property so long as such other location is reasonably equivalent to the initial Access Easement Area, and (b) Grantor acknowledges that the Access Easement shall automatically terminate on the date any public street improvements required in connection with any final map recorded against the Property are dedicated and constructed. Grantor acknowledges that if the Access Easement Area is relocated as described above, Grantee shall not be liable or responsible for (i) any costs or expenses related to the removal of any improvements located within the Access Easement Area or (ii) the construction of any new improvements within the new Access Easement Area.

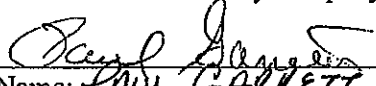
In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants or agreements on the part of the other party arising out of the Access Easement or any other dispute between the parties concerning the Access Easement or any portion of the Access Easement Area, then in that event, the prevailing party in such action or dispute, whether by final judgment or out of court settlement, shall be entitled to have and recover of and from the other party all costs and expenses relating to such

action or suit, including actual attorneys' fees. Any judgment or order entered in any final judgment shall contain a specific provision providing for the recovery of all costs and expenses of suit, including actual attorneys' fees (collectively "Costs") incurred in enforcing, perfecting and executing such judgment. For the purposes of this paragraph, Costs shall include, without limitation, attorneys' and experts' fees, costs and expenses incurred in the following: (i) post judgment motions; (ii) contempt proceeding; (iii) garnishment, levy, and debtor and third party examination; (iv) discovery; and (v) bankruptcy litigation.

GRANTOR:

GARRETT HOLDINGS, LLC,
a California limited liability company

Dated: February 1, 2010

By: 
Name: PAUL GARRETT
Title: MANAGING MEMBER

GRANTEE:

STRATFORD RANCH PARTNERS, LLC,
a Delaware limited liability company

Dated: February , 2010

By: ESA Stratford Partners, L.P.,
a California limited partnership
Its: Managing Member

By: Entrepreneurial-Sheffield Associates, LLC,
a Delaware limited liability company
Its: General Partner

By: Entrepreneurial Properties
Corporation, a Nevada corporation
Its: Member

By: _____
Randall C. Luce
President

action or suit, including actual attorneys' fees. Any judgment or order entered in any final judgment shall contain a specific provision providing for the recovery of all costs and expenses of suit, including actual attorneys' fees (collectively "Costs") incurred in enforcing, perfecting and executing such judgment. For the purposes of this paragraph, Costs shall include, without limitation, attorneys' and experts' fees, costs and expenses incurred in the following: (i) post judgment motions; (ii) contempt proceeding; (iii) garnishment, levy, and debtor and third party examination; (iv) discovery; and (v) bankruptcy litigation.

GRANTOR:

GARRETT HOLDINGS, LLC,
a California limited liability company

Dated: February __, 2010

By: _____
Name: _____
Title: _____

GRANTEE:

STRATFORD RANCH PARTNERS, LLC,
a Delaware limited liability company

Dated: February 1, 2010

By: ESA Stratford Partners, L.P.,
a California limited partnership
Its: Managing Member

By: Entrepreneurial-Sheffield Associates, LLC,
a Delaware limited liability company
Its: General Partner

By: Entrepreneurial Properties
Corporation, a Nevada corporation
Its: Member

By: Randall C. Luce
Randall C. Luce
President

ACKNOWLEDGMENT

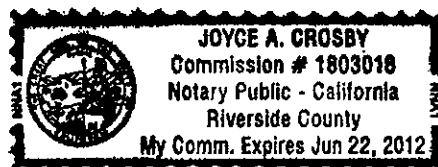
State of California)
County of RIVERSIDE)

On FEBRUARY 1, 2010, before me, JOYCE A. CROSBY
(insert name of notary)

Notary Public, personally appeared PAUL GARRETT,
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 Joyce A. Crosby, Notary Public

(Seal)

ACKNOWLEDGMENT

State of California)
County of _____)

On _____, before me, _____
(insert name of notary)

Notary Public, personally appeared _____,
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 _____

(Seal)

ACKNOWLEDGMENT

State of California)
County of Orange)

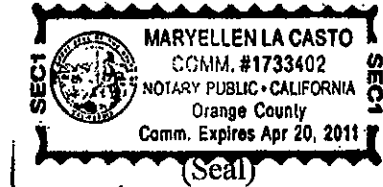
On February 1, 2010, before me, Maryellen LaCasto Notary Public
(insert name of notary)

Notary Public, personally appeared Randall C. Luce,
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 Maryellen LaCasto



ACKNOWLEDGMENT

State of California)
County of _____)

On _____, before me, _____
(insert name of notary)

Notary Public, personally appeared _____,
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 _____

(Seal)

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCEL C AS SHOWN ON NOTICE OF LOT LINE ADJUSTMENT NO. 3111 AS EVIDENCED BY DOCUMENT RECORDED DECEMBER 28, 1989 AS INSTRUMENT NO. 89-454172 AND RE-RECORDED JUNE 7, 1990 AS INSTRUMENT NO. 90-210488, BOTH OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITES STATES GOVERNMENT SURVEY THEREOF;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE FOR ROAD PURPOSES AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 33; TOWNSHIP 6 SOUTH, RANGE 2 WEST; THENCE EAST 30.00 FEET; THENCE SOUTH $00^{\circ} 25' 30''$ EAST A DISTANCE OF 1319.70 FEET; THENCE WEST A DISTANCE OF 33.94 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE NORTH $00^{\circ} 16' 18''$ WEST A DISTANCE OF 1319.65 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED NOVEMBER 13, 1929 IN BOOK 722 PAGE 424 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET WIDE ON THE EASTERLY SIDE OF THE FOLLOWING DESCRIBED CENTERLINE;

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN; THENCE NORTH $00^{\circ} 26' 30''$ WEST A DISTANCE OF 2078.35

FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 500.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 172 FEET TO A POINT WHICH IS 30.00 FEET WESTERLY FROM WHERE THE EASTERLY LINE OF SAID 30.00 FOOT WIDE STRIP INTERSECTS THE WEST LINE OF SECTION 34;

EXCEPTING FROM THE ABOVE DESCRIPTION THE LAND IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN;

EXCEPTING THEREFROM ALL MINES AND MINERALS, WITH POWER TO TAKE ALL USUAL, NECESSARY OR CONVENIENT MEANS FOR MINING, WORKING, GETTING, LAYING UP, MILLING, MAKING MERCHANTABLE AND TAKING AWAY SAID MINERALS (INCLUDING ROCK-LIKE AND SIMILAR PRODUCTS) AND ALSO FOR THE ABOVE OR ANY OTHER PURPOSE WHATSOEVER TO MAKE AND REPAIR TUNNELS, EXCAVATIONS SHAFTS AND TO LAY AND REPAIR PIPES FOR CONVEYANCE OF WATER TO AND FROM ANY AND ALL MINING OR OTHER BUILDINGS ON ALL THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34;

THENCE SOUTH A DISTANCE OF 990 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 880.00 FEET; THENCE NORTH A DISTANCE OF 990.00 FEET TO THE NORTH LINE OF SAID SECTION 34; THENCE EASTERLY ON THE NORTH LINE OF SAID SECTION 34 A DISTANCE OF 880.00 FEET TO THE POINT OF BEGINNING; AS EXECUTED AND RESERVED IN THE DEED FROM JAMES A. HALL, AS ADMINISTRATOR OF THE ESTATE OF MARTIN MEIER, DECEASED, TO PIERRE POURROY, JR., AND WIFE, DATED OCTOBER 18, 1938, AND FILED FOR RECORD OCTOBER 24, 1938, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN DEED RECORDED SEPTEMBER 22, 1975 AS INSTRUMENT NO. 115686 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PROPERTY DESCRIBED IN DEED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

TOGETHER WITH THAT PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT OF WAY LINE OF WASHINGTON STREET AS SHOWN BY RIVERSIDE COUNTY ROAD AND SURVEY DEPARTMENT MAP NO. 23-A-4;

APN: 476-020-005-4

EXHIBIT B

LEGAL DESCRIPTION OF BENEFITTED PROPERTY

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 1649.18 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED LARS SOYLAND AND THILDA SOYLAND, HUSBAND AND WIFE, BY DEED RECORDED APRIL 6, 1965 AS INSTRUMENT NO. 39360 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE 89° 30' 02" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL CONVEYED TO LARS SOYLAND, ET AL., 1427.29 FEET TO THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA BY DEED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID PARCEL CONVEYED TO METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA TO THE NORTH LINE OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SECTION, 1390.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF REAL PROPERTY RESERVED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA AS REFERENCED RECORDED AUGUST 5, 1959 AS INSTRUMENT NO. 67993 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

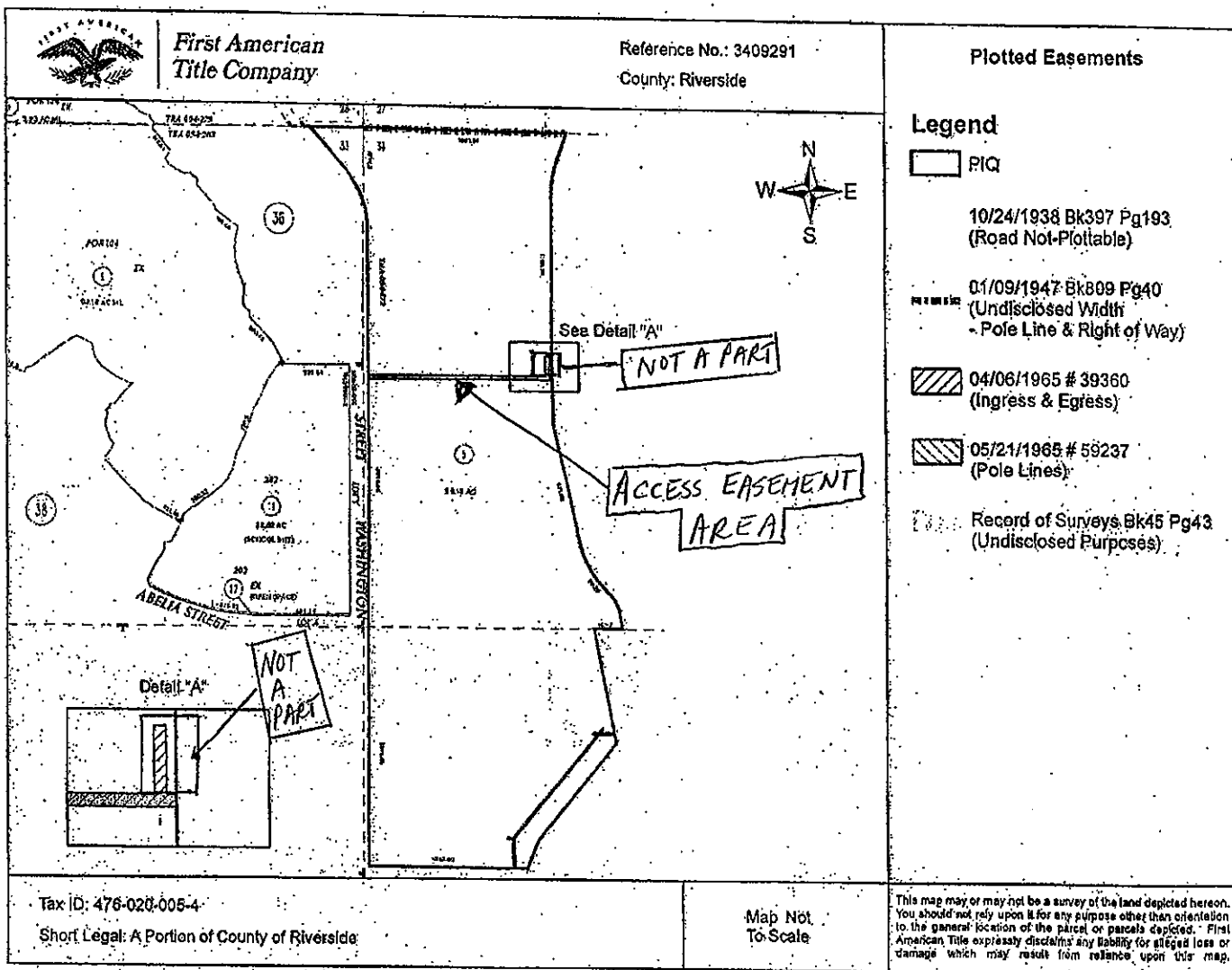
ALSO EXCEPTING THEREFROM ALL MINES AND MATERIALS WITH POWER TO TAKE ALL USUAL, NECESSARY OF CONVENIENT MEANS FOR MINING, WORKING, GETTING, LAYING UP, MILLING, MAKING MERCHANTABLE AND TAKING AWAY SAID MATERIALS (INCLUDING ROCK, LIME AND SIMILAR PRODUCTS) AND ALSO FOR THE ABOVE OR ANY OTHER PURPOSES WHATSOEVER TO MAKE AND REPAIR TUNNELS, EXCAVATIONS AND SHAFTS AND TO LAY AND REPAIR PIPE FOR CONVEYANCE OF WATER TO AND FROM ANY AND ALL MINING OF OTHER BUILDINGS ON ALL THAT PORTION OF SAID LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 34; THENCE SOUTH 990 FEET ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE WEST 880 FEET PARALLEL WITH THE NORTH LINE OF SAID SECTION 34; THENCE NORTH 990 FEET; THENCE EAST 880 FEET ON THE NORTH LINE OF SAID SECTION 34 TO THE POINT OF BEGINNING, AS RESERVED IN DEED FROM JAMES A. HALL, AS ADMINISTRATOR OF THE ESTATE OF MARTIN MEIER, DECEASED, RECORDED OCTOBER 24, 1938 IN BOOK 397 PAGE 193 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

APN: 472-200-002-9

EXHIBIT C

DEPICTION OF ACCESS EASEMENT AREA



July 13, 2007

Riverside County
Planning Department
4080 Lemon Street, 2nd Floor
Riverside, CA 92502

Subject: Tentative Tract Map 30837 JN TT.050284.0000

To Whom It May Concern:

Attached is our Request for First Extension of Time for the subject tract signed by the owner and check No.1322 in the amount of \$388.64 covering the required fees.

This map is scheduled to expire October 19, 2007 and we are requesting a one-year time extension.

If you have any questions regarding this request or require additional information, please contact me.

Very truly yours,

Hall & Foreman, Inc.



Donald O. Lohr

Proj: 050284RivCntyTTM30837

RECEIVED
RIVERSIDE COUNTY
PERMIT ASSISTANCE CENTER

MAR 24 2007

RIVERSIDE

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TENTATIVE TRACT NO. 30837 DATE SUBMITTED: 07/24/07

Assessor's Parcel Number(s): 467-260-044

EXTENSION REQUEST First Second Third Fourth Fifth

Phased Final Map YES (3) *Attach evidence of public improvement or financing expenditure s.*

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: October 19, 2004

Applicant's Name: Hall & Foreman, Inc/Donald O. Lohr E-Mail: dlohr@hfinc.com

Mailing Address: Three BetterWorld Circle, Suite 200
Temecula Street 92590
CA State ZIP
City State ZIP

Daytime Phone No: (951) 294-9300 Fax No: (951) 294-9301

Property Owner's Name: Garrett Holdings, LLC E-Mail: _____

Mailing Address: One BetterWorld Circle, Suite 300
Temecula Street 92590
CA State ZIP
City State ZIP

Daytime Phone No: (951) 506-6556 Fax No: (951) 506-4821

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Indio Office · 82-675 Hwy 111, 2nd Floor
Room 209, Indio, California 92201
(760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road
Murrieta, California 92563
· Fax (951) 600-6145

APPLICATION FOR EXTENSION OF TIME

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.

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

DONALD O. LOHR
PRINTED NAME OF APPLICANT

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

GARRETT HOLDINGS LLC
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

Agenda Item No.: 1.4
Area Plan: The Pass
Zoning District: Pass and Desert
Supervisorial District: Fifth
Project Planner: Matt Straite
Planning Commission: August 18, 2010

Temporary Use Permit No. 200
E.A. Number: 42090
Applicant: Beaumont Concrete Co.
Engineer/Representative:
McKeever Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Temporary Use Permit No. 200 is a proposal to stockpile a maximum of 300,000 tons of Bottom Ash. The sandy material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads).

At the completion of the stockpiling operation, all material will have been removed from the stockpile area. The sediment containment area will be cleaned and returned to present contours, a bond has been conditioned as part of the project to cover any costs of removal should the material not be removed prior to project completion. The redirection swale will be filled and graded to currently existing contours.

The project site is located northerly of the San Jacinto Mountains and southerly of Interstate 10 in the Pass Area Plan, easterly of the City of Banning.

BACKGROUND:

The applicant was requesting a ten (10) year temporary use. However, such a long time period is inconsistent with the intent of the Temporary Use Permit. Staff is recommending a five (5) year life on the Temporary Use Permit.

The findings required for a temporary use on this site can be supported at this time. However, if approved, the applicant intends to continue efforts to attain a longer life through further entitlements. Regardless of the success of any further efforts, this Temporary Use Permit will always only have a five (5) year life. The applicant plans to file a General Plan Amendment application requesting to modify the text of the General Plan to include stockpiling and road construction storage facilities as specifically permitted activities in the Rural Mountainous Land Use designation. Additionally, the Zoning Ordinance does not specifically list stockpiling as a permitted activity in the current designation, nor does the designation include a provision for the Planning Director to find that the use is similar to other permitted activities. The Ordinance is currently being revised, and the new version will include such provisions. During the proposed five year operation that would be granted through this Temporary Use Permit, the applicant intends to file for a Conditional Use Permit to grant a longer life to the project. Such a request would be required to come before the Planning Commission at that time.

ISSUES OF CONCERN:

Access- The project site would require access across four other parcels, three of which are not owned by the applicant. Letters granting access permission across all parcels have been supplied and included in the staff report. Condition of approval 10.Planning.19 has been added to the project which requires the applicant to obtain permission from any new owners of APN's 519-200-010, 519-200-008,



519-200-006, and 519-200-004 in the event that the ownership changes. An easement for access has not been required.

Reclamation- Conditions of approval 10.Planning.20 and 20.Planning.4 require a bond to return the site to existing condition in the event that the site is not reclaimed after the 5 years of the permit.

Bottom Ash materials- Planning staff had concerns regarding the possible toxicity of the material proposed to be stored. Bottom ash consists of the non-combustible constituents of coal with traces of combustibles embedded in forming clinkers and sticking to hot side walls of a coal-burning furnace during its operation. Bottom ash may be used as an aggregate in road construction and concrete, where it is known as furnace bottom ash (FBA). The applicant submitted a memorandum from the Colmac Energy company explaining the procedures for ensuring safe handling from the bottom ash, this has been attached to the staff report for reference. Additionally, the County's Environmental Health, Hazardous Materials Division has inspected the proposed project, and the memo from Colmac Environmental Health has indicated that the proposed storage of the material will be safe.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Indian Land (IND) to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and City of Banning to the west
3. Existing Zoning (Ex. #2): Controlled Development (W-2)
4. Surrounding Zoning (Ex. #2): Controlled Development (W-2) to the north and south, Controlled Development (W-2) (10 Acre Minimum) to the east and City of Banning to the west
5. Existing Land Use (Ex. #1): Vacant Land
6. Surrounding Land Use (Ex. #1): Vacant Land to the north, east and south and vacant land within the City of Banning to the west
7. Project Data:
Total Acreage: 434.12 Acres (8 acres total disturbed area)
Total proposed life of use- 5 years
8. Environmental Concerns: See attached environmental assessment

PLANNING DIRECTOR'S RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42090**, 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,

APPROVAL of **TEMPORARY USE PERMIT NO. 200**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) on the Pass Area Plan.
2. The proposed temporary use, a stockpiling operation of road base material to be used in conjunction with the repair or construction of streets, highways, or public utilities only, is consistent with the Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) designation.
3. The project site is surrounded by properties which are designated Indian Land to the north, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural: Rural Residential (R:RR) (5 Acre Minimum) to the east, Rural: Rural Mountainous (R:RM) (10 Acre Minimum) to the south and City of Banning to the west.
4. The zoning for the subject site is Controlled Development (W-2).
5. The proposed use, a stockpiling operation of road base material, is a permitted use in any zone, including the Controlled Development (W-2) Zone section, subject to approval of a Temporary Use Permit per section 18.33 of Ordinance number 348. A Temporary Use Permit longer than six (6) months requires a Planning Commission action.
6. The proposed use, a stockpiling operation of road base material, is consistent with the development standards set forth in the Controlled Development (W-2) zone.

7. The project site is surrounded by properties which are zoned Controlled Development (W-2) to the north and south, Controlled Development (W-2) (10 Acre Minimum) to the east and City of Banning to the west.
8. The proposed project is consistent with the Community Development Overlay. The Overlay is located on the same parcel as the proposed project, but not over the proposed disturbed area of eight (8) acres. The Overlay allows Community Development Land Use designations to be applied through General Plan Amendments without the need to wait for a General Plan update. The project is proposing no General Plan Amendments.
9. The proposed project is exempt from the provisions of the County noise Ordinance number 847 as it qualifies for the exemptions listed in sections 2.h.- private construction projects more than ¼ of a mile from an inhabited residence and 2.k.- Highway legal motor vehicle activity.
10. The proposed temporary use is to stockpile road base material, more specifically Bottom Ash, intended for the construction of streets, highways and/or public utilities, consistent with the provisions of 18.33.b.(1) of Ordinance number 348.
11. Per the provisions of Ordinance number 348, section 18.33, a Temporary Use Permit does not require a public hearing or notification. Public notification was provided to comply with CEQA. No hearing is proposed.
12. Environmental Assessment No. 42090 identified the following potentially significant impacts:
 - a. Air Quality
 - b. Hydrology/Water Quality
 - c. Transportation
 - d. Biological Resources
 - e. Geology and Soils

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. Tribal Land;
 - b. A Specific Plan;
 - c. An Agricultural Preserve;
 - d. A Redevelopment Area;
 - e. An Airport Compatibility Zone; or,
 - f. A County Service Area.
3. The project site is located within:
 - a. The City of Banning Sphere of Influence;
 - b. A General Plan Policy Overlay Area;
 - c. The Cabazon Policy Area;
 - d. The Banning Municipal Airport Influence Area;
 - e. A High Fire Area and a State Responsibility Area;

- f. A Floodplain Management Review Area;
 - g. Within ½ mile of Lawrence Fault;
 - h. An area of Moderate Liquefaction Potential;
 - i. An area susceptible to subsidence;
 - j. An area of low paleontological sensitivity;
 - k. The boundaries of the Banning Unified School District; and,
 - l. Zone B of the Mt. Palomar Lighting Ordinance.
4. The subject site is currently designated as Assessor's Parcel Number 532-210-001.
5. This project was filed with the Planning Department on November 14, 2008.
6. This project was reviewed by the Land Development Committee 2 times on the following dates
January 8, 2009 and February 4, 2010.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total
\$33,002.80

RIVERSIDE COUNTY PLANNING DEPARTMENT

TUP00200
VICINITY/POLICY AREAS

Date Drawn: 3/3/2010
Vicinity Map

Supervisor Ashley
District 5



Zoning District: Pass & Desert
Township/Range: T3SR1E
Section: 13

Assessors Bk. Pg. 532-21
Thomas Bros. Pg. 722 F4, F5, G4, G5, H4 & H5
Edition 2009

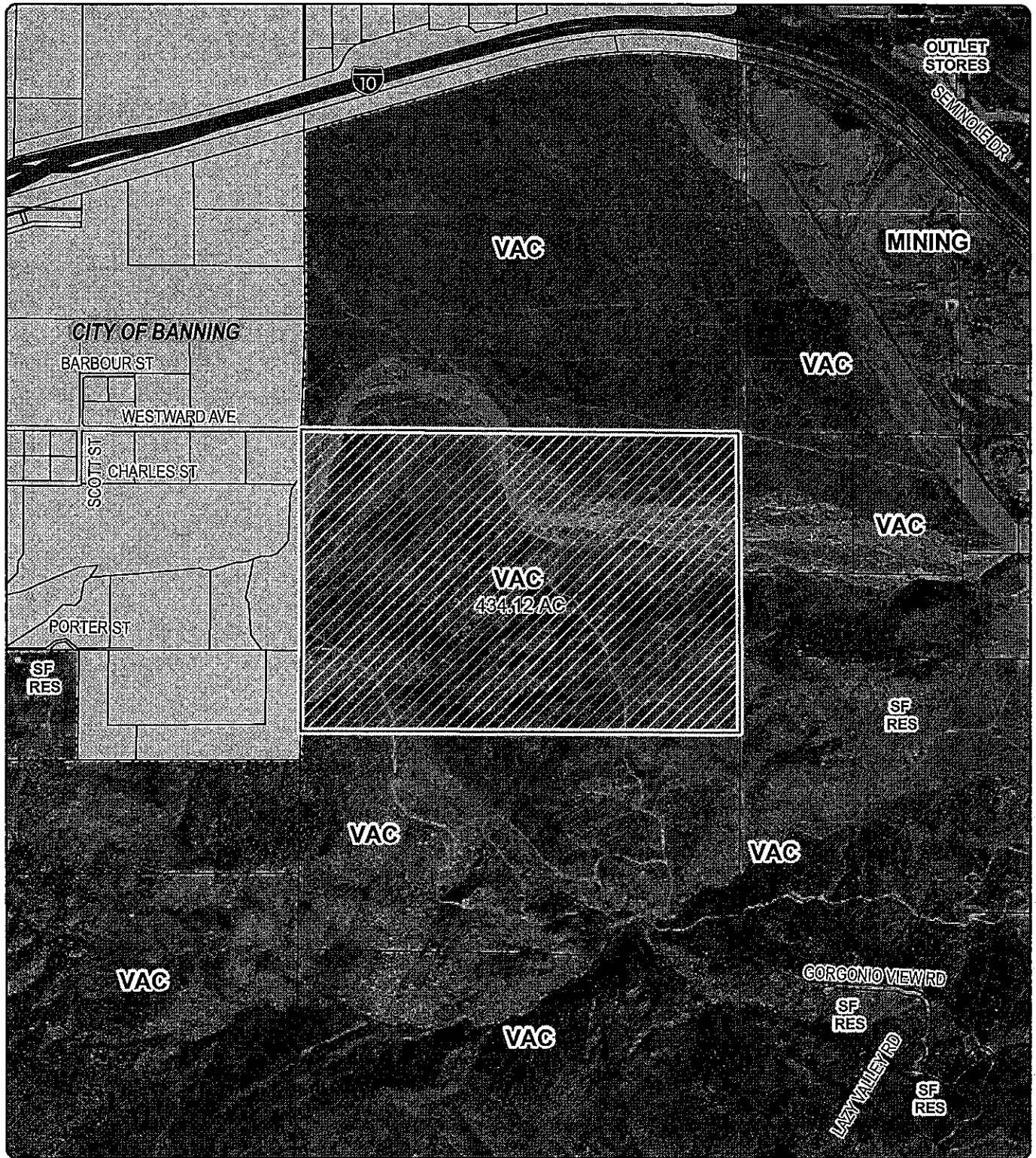
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT
TUP00200
LAND USE

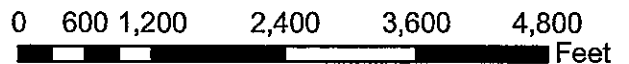
Supervisor Ashley
 District 5

Date Drawn: 3/3/2010
 Exhibit 1



Zoning District: Pass & Desert
 Township/Range: T3SR1E
 Section: 13

Assessors Bk. Pg. 532-21
 Thomas Bros. Pg. 722 F4, F5, G4, G5, H4 & H5
 Edition 2009



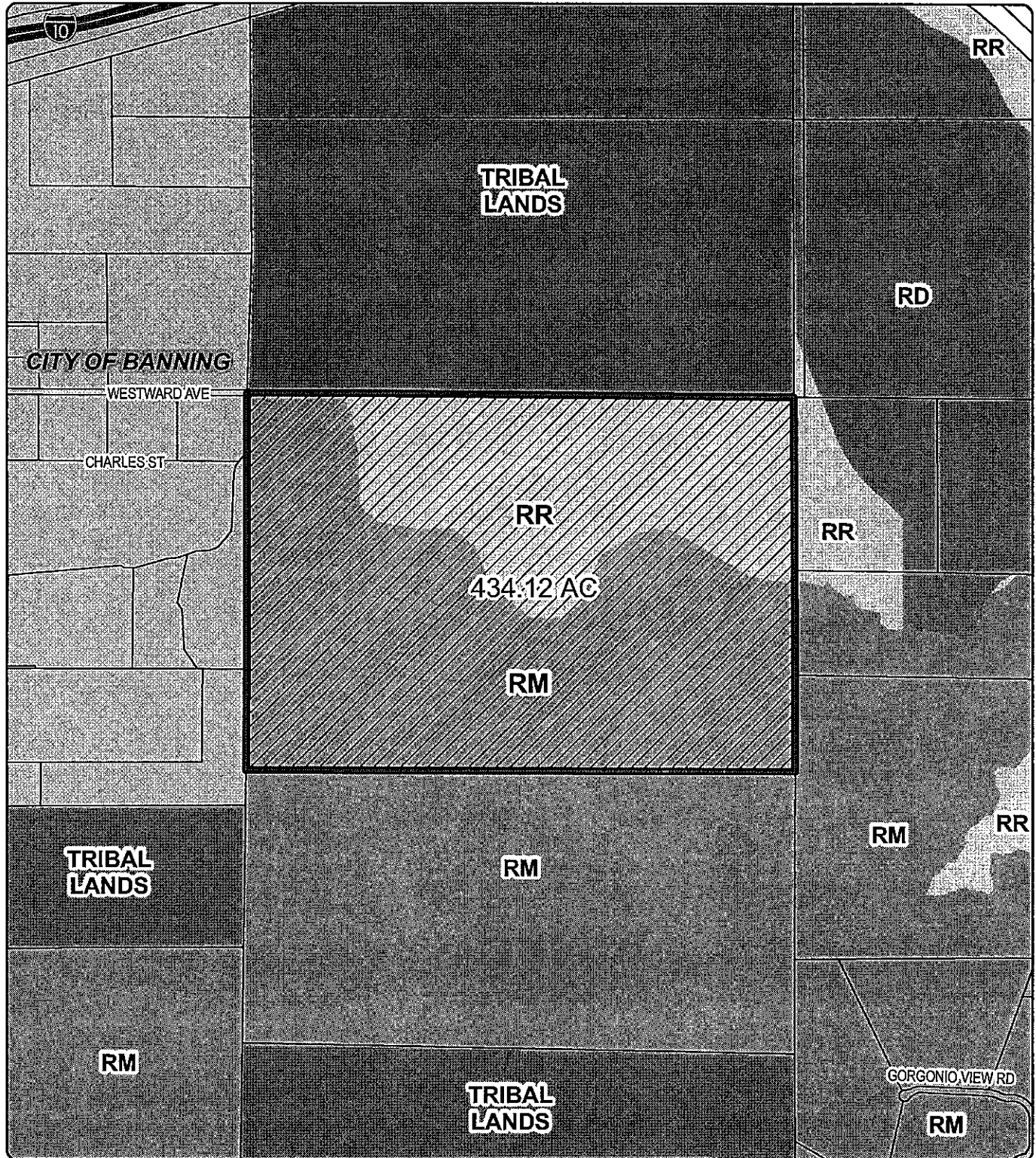
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RIVERSIDE COUNTY PLANNING DEPARTMENT
TUPO0200

Supervisor Ashley
District: 5

EXISTING GENERAL PLAN

Date Drawn: 3/3/2010
Exhibit 5



Zoning District: Pass & Desert
Township/Range: T3SR1E
Section: 13

Assessors Bk. Pg. 532-21
Thomas Bros. Pg. 722 F4, F5, G4, G5, H4 & H5
Edition 2009

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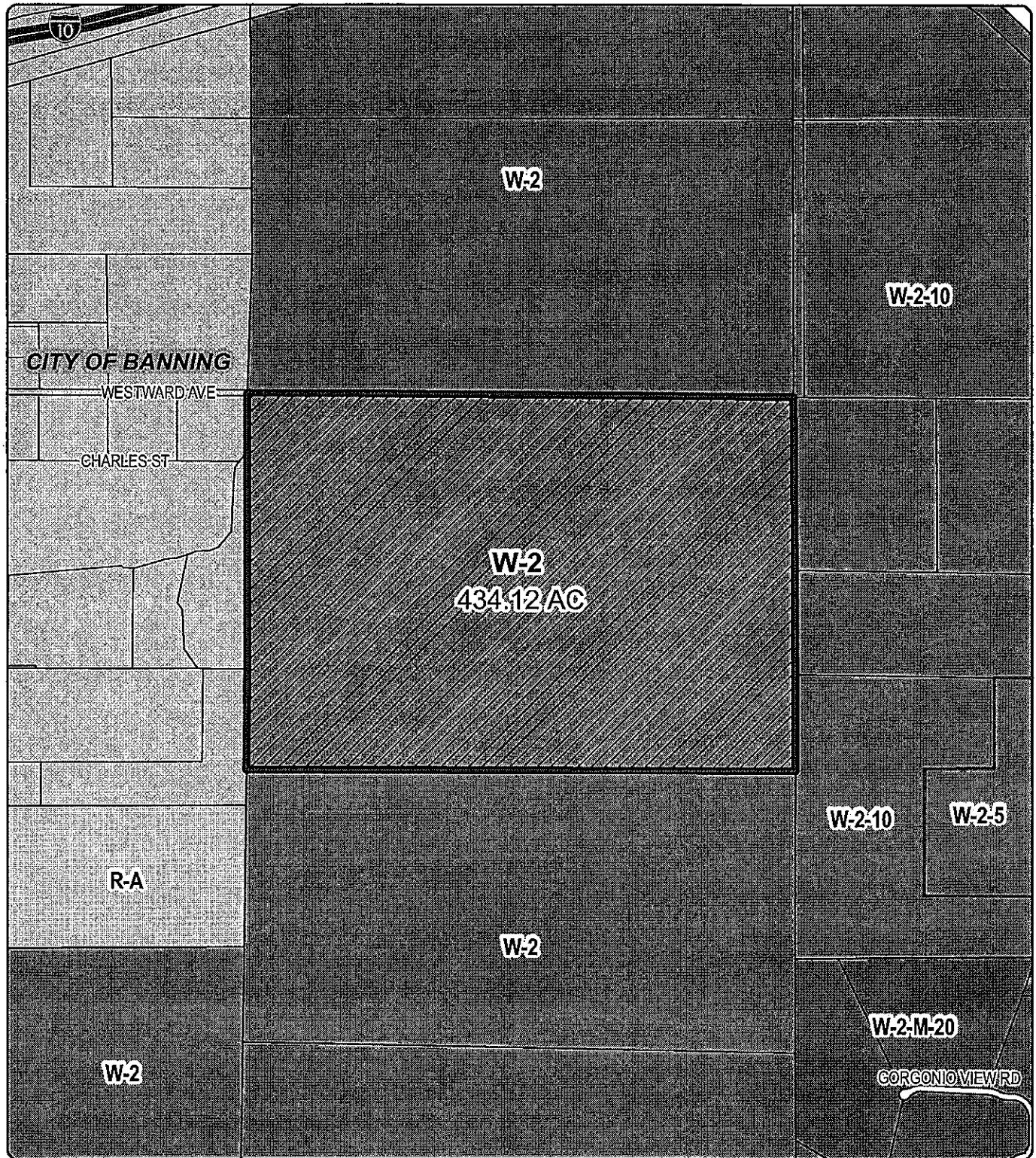


RIVERSIDE COUNTY PLANNING DEPARTMENT

TUP00200
EXISTING ZONING

Supervisor Ashley
District 5

Date Drawn: 3/3/2010
Exhibit 2



Zoning District: Pass & Desert
Township/Range: T3SR1E
Section: 13

Assessors Bk. Pg. 532-21
Thomas Bros. Pg. 722 F4, F5, G4, G5, H4 & H5
Edition 2009



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SCALE: 1"=800'

11

12

14

13

12

7

13

18

CITY OF BANNING
SMITH CREEK

CITY OF BANNING
PARK SITE

CITY OF BANNING
COUNTY OF RIVERSIDE

INDIAN

14

23

FUTURE
INTERSTATE 10
BYPASS

APN 532-210-001
BEAUMONT CONCRETE CO.

APN 532-200-001
BEAUMONT CONCRETE CO.

APN 519-200-011
BAILIFF RANCH INC.

APN 519-200-009
R.R.M. PROP LTD.

APN 519-200-010
BAILIFF RANCH INC.

APN 519-200-007
R.R.M. PROP LTD.

APN 519-200-005
R.R.M. PROP LTD.

APN 519-200-004
BEAUMONT CONCRETE CO.

APN 519-200-008
BAILIFF RANCH INC.

APN 519-200-006
BAILIFF RANCH INC.

APN 519-230-002
BAILIFF RANCH INC.

APN 519-230-001
ATOMIC INVESTMENTS

SITE DIRT ACCESS ROAD

PROJECT SITE

SAN GORGONIO RIVER



CABAZON

APACHE TRAIL

BONITA
AVENUE

18

19

EXHIBIT "A"
ACCESS ROAD EXHIBIT



W.J. McKEEVER, INC.

CIVIL ENGINEERING
800 E. WASHINGTON STREET, SUITE 208
COLTON, CALIFORNIA 92324
PH: (909) 825-8048
FAX: (909) 825-8029



SCALE 1" = 100'

11 12
14 13

12 7
13 18

CITY OF BANNING
COUNTY OF RIVERSIDE

APN 532-210-001
BEAUMONT CONCRETE CO.

SMITH CREEK
RIPARIAN
CORRIDOR

SMITH CREEK
RIPARIAN
CORRIDOR

NATURAL DRAINAGE
COURSE

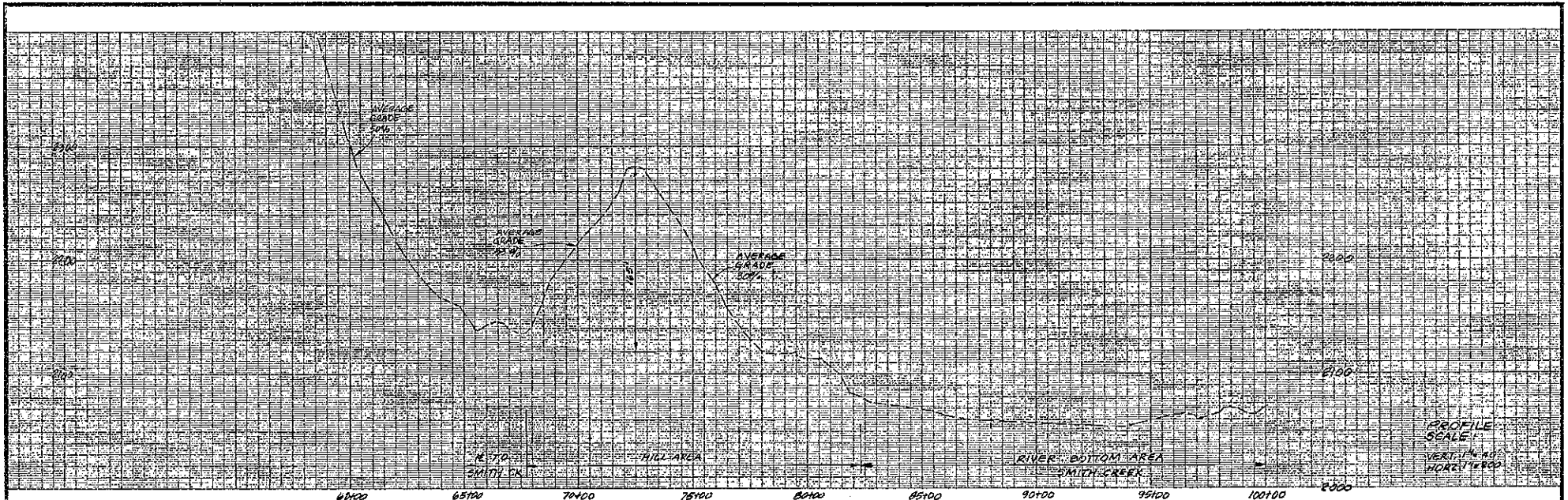
SITE DIRT ACCESS ROAD
(EXISTING)

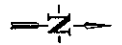
PROJECT SITE

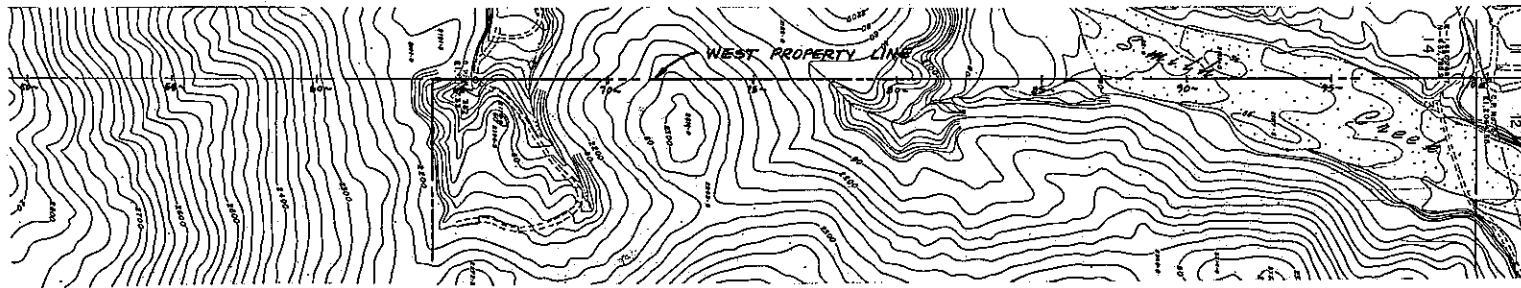
EXHIBIT "C"
RIPARIAN / RIVERINE / VERNAL POOL RESOURCES


W.J. McKEEVER, INC.
CIVIL ENGINEERING
100 S. UNIVERSITY AVENUE, SUITE 100
BANNING, CALIFORNIA 92408
TEL: 951-833-1111
WWW.MCKEEVERINC.COM

APR 2004, REVISED 04, 2005, & 04/2007




 SCALE 1" = 200'




W.J. McKEEVER, INC.
 CIVIL ENGINEERING
 900 E. WASHINGTON STREET, SUITE 206
 CULTON, IL 62524 (609) 825-3548

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42090
Project Case Type (s) and Number(s): TUP00200
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite
Telephone Number: 951-955-8631
Applicant's Name: Beaumont Concrete Company
Applicant's Address: P.O. Box 216, Beaumont, CA 92223
Engineer's Name: W.J. McKeever, Inc.
Engineer's Address: 900 E. Washington St. Colton CA

I. PROJECT INFORMATION

Project Description: The project proposes to stockpile a maximum of 300,000 tons of Bottom Ash. The sandy material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads).

The proposed permit life would be 5 years. At the completion of the stockpiling operation, all material will have been removed from the stockpile area. The sediment containment area will be cleaned and returned to present contours, a bond has been conditioned as part of the project to cover any costs of removal should the material not be removed prior to project completion. The redirection swale will be filled and graded to currently existing contours.

For CEQA purposes the project description includes required access to the site which will traverse neighboring APN's 519-200-010, 519-200-008, 519-200-006 and 519-200-004 between the project site and Interstate 10.

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

B. Total Project Area: 434.12 Gross Acres (8 acres disturbed)

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 434.12 Gross Acres			

C. Assessor's Parcel No(s): 532-210-001 (and 519-200-010, 519-200-008, 519-200-006 and 519-200-004 for access to the project site)

D. Street References: Southerly of Interstate 10 and westerly of Apache Trail

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 13, Township 3 South, Range 1 East

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located southerly of Interstate 10 and easterly of the City of

Banning. The property falls within a former citrus grove and slopes downward north to south. It is surrounded mostly by vacant land, a single family residence approximately 2,000 feet to the east and a single family residence approximately 3,000 feet to the west within the City of Banning. Access to the site includes a road that crosses the San Gorgonio River.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Rural: Rural Residential and Rural Mountainous (R:RR and R:RM) land use designation. The proposed project meets all other applicable Land Use policies.
2. **Circulation:** The project is consistent with all aspects of the General Plan Circulation Element.
3. **Multipurpose Open Space:** The project site is not located in a cell group of the WRCMSHCP and is consistent with all provisions of the plan.
4. **Safety:** The project site is not located in a fault zone. A moderate potential for liquefaction exists. It is within ½ mile of Lawrence Fault and is susceptible to subsidence. The proposed project has allowed for sufficient provision of emergency response services should they be necessary. The proposed project meets all other applicable Safety Element policies
5. **Noise:** The project is consistent with all aspects of the General Plan Noise Element.
6. **Housing:** No structures are proposed as a part of this project. The proposed project will not impact housing.
7. **Air Quality:** The project is consistent with all aspects of the General Plan Air Quality element.

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

C. **Foundation Component(s):** Rural

D. **Land Use Designation(s):** Rural Residential (RR) and Rural Mountainous (RM)

E. **Overlay(s), if any:** Community Development Overlay

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** The Pass Area Plan to the north, east and south and the City of Banning to the west
2. **Foundation Component(s):** Indian Land to the north, Rural to the east and south and City of Banning to the west
3. **Land Use Designation(s):** Indian Land (IND) to the north, Rural:Rural Residential (R:RR) and Rural:Rural Mountainous (R:RM) to the east, Rural:Rural Mountainous (R:RM) to the south and City of Banning to the west

- 4. Overlay(s): N/A
- 5. Policy Area(s): Cabazon Policy Area to the east

H. Adopted Specific Plan Information

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

I. Existing Zoning: Controlled Development (W-2) Zone

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Controlled Development (W-2) to the north, east and south, and City of Banning to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

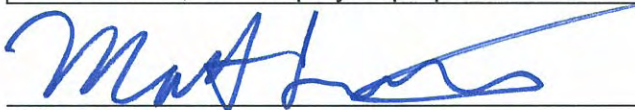
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier

EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

6/28/10

Date

Matt Straite

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-7 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 0.67 miles to the south of Interstate 10, and is not located within an area designated as a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: RCLIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: According to the RCIP, the project site is located 38.06 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 contains approved materials and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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methods of installation, definition, general requirements, 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. The proposed project will be required to comply with all pertinent lighting requirements for projects located within Zone B of the Mt. Palomar Special Lighting Area. (COA 10.PLANNING.30) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) This project proposes no structures, utilities or lighting. No new source of substantial light or glare affecting day or nighttime views in the area is anticipated. Therefore, the impact is considered less than significant.

b) The nearest residential use is approximately 2000 linear feet to the east. There is another single family dwelling approximately 3000 linear feet to the west within the City of Banning. No structures, utilities or lighting are proposed as part of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

Findings of Fact: The project site is designated as Grazing Land of Local Importance in the Riverside County General Plan. Grazing Land is land on which the existing vegetation is suited to the grazing of livestock. Farmland of Local Importance indicates soils that would be classified as Prime and Statewide but lack available irrigation water. The cultural studies report indicates that the site was also used previously as a citrus farm.

a) The project site is not within areas designated as 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. Therefore, there is no impact.

b) The project site is not currently being used agriculturally and is not within an agricultural preserve. Therefore, there is no impact.

c) There are no properties within 300 feet of the subject property that are agriculturally zoned. Therefore, there is no impact.

d) Currently, there is no farmland within close proximity of the project site. Therefore, the project will not result in conversion of farmland to non-agricultural use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

a & b) The proposed project will not conflict with or cause rezoning of any forest land or timberland zoned areas. The County has no such zones. Nor is the proposed project in a forest area.

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

b) The project will not involve any other changes to the environment which could result in conversion of forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 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. The project site is 434.12 gross acres, with 8 acres, or 348,480 square feet, of disturbed area. No structures or utilities are proposed as a part of this project. SCAQMD CEQA Air Quality Handbook Table 6-2 lists the Daily Thresholds of Potential Significance for Air Quality for Heavy Industrial as 1,284,000 square feet. The disturbed area for this project is well below what is listed in Table 6-2 for this type of use.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

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

development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). The project will use an average of only two truck trips per day.

The stockpiles may also contribute to airborne particulates. The Riverside County Building and Safety department has added a condition of approval requiring the stockpiles to be inspected quarterly, to assure compliance with County requirements including fugitive dust measures (Condition of Approval 70.BS Grade. 1). With this mitigation, the project impacts are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. There are no sensitive receptors in the near vicinity of the project site. Air emissions will be emitted by construction equipment and fugitive dust will be generated by trucks coming to the site. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) No structures or utilities are proposed as a part of this project. The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

f) There are no dwellings in close proximity of this project. No structures or utilities are proposed as a part of this project. The project is not anticipated to create objectionable odors.

Mitigation: All stockpiles shall be inspected quarterly, to assure compliance with County requirements including fugitive dust measures (Condition of Approval 70.BS Grade. 1).

Monitoring: Monitoring will be facilitated by the Riverside County Building and Safety Department.

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?

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)?

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 Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCLIS, WRCMSHCP and/or CVMSHCP, On-site Inspection, Environmental Assessment for Beaumont Concrete Company Aggregate Transport & Stockpiling Project by Justin Daniel dated February 17, 2009.

Findings of Fact:

a) The proposed project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). It is not located within a Criteria Cell (i.e., the property is not a Criteria Area proposed for conservation under the MSHCP). The project will not conflict with the provisions of the MSHCP.

b-c) A biological report was prepared for the project site and reviewed by the Environmental Programs Department (EPD). Pursuant to Objectives 6 and 7 of the Species Account for the Burrowing Owl included in the WRCMSHCP, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that the take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required (COA 60.EPD.1).

d) A biological report was prepared for the project site and reviewed by the Environmental Programs Department (EPD). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U.S. Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD (COA 60.EPD.2).

e) The biological report indicated that no vernal pool or riparian habitat is present in the project area.

f) Development of the project is not anticipated to 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.

g) No structures are proposed as a part of this project. Development of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: 30 days prior to the issuance of a grading permit, the project developer will be required

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to submit appropriate studies and obtain clearances as described in b, c and d above, from EPD (COA 60.EPD.1 and COA 60.EPD.2).

Monitoring: Monitoring will be done through EPD and the Department of Building and Safety plan check process.

CULTURAL RESOURCES Would the project

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

Source: Project Application Materials, PD-A-4632 prepared by Archaeogroup in March, 2010

Findings of Fact:

a-b) According to the Phase I Archaeological/Historical Resources Assessment prepared by Archaeogroup in March, 2010, this project will have no adverse effect on known, potentially significant archaeological or historical resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials, PD-A-4632 prepared by Archeogroup dated March 2010.

Findings of Fact:

a-b) According to the Phase I Archaeological/Historical Resources Assessment prepared by Archaeogroup in March, 2010, this project will have no adverse effect on known, potentially significant archaeological or historical resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.PLANNING.2). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There may be a possibility that ground-disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities (COA 10.PLANNING.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

d) There are no known existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

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

Findings of Fact: According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. The project has been conditioned to alert property authorities if an inadvertent paleontological find is discovered (COA 10.PLANNING.36); however, this is considered a standard condition and not subject to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a) No structures are proposed with this project. The project is not within a known fault zone, but is within 1/2 mile of Lawrence Fault. The project has been reviewed by the County Geologist and no special studies or recommendations have been required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No structures are proposed as a part of this project. There are no known fault zones that cross the project site. No special studies or recommendations have been required by the County Geologist.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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

Findings of Fact: The project site is located in area of moderate liquefaction potential. No structures or buildings are proposed. It has been reviewed by the County Geologist and no special studies or conditions have been required. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact: It is possible that the project site could be subjected to some ground shading risk during the expected life span of the project. However, the project site is not within a known fault zone and no structures are proposed. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is located in an area designated as less than 15% slope angle. No structures are proposed as a part of this project. It is not likely that soil would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. 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: RCIP, County Geologist Comments.

Findings of Fact: The project site is located in an area that is susceptible to subsidence. However, the project has been reviewed by the County Geologist and there are no special reports or recommendations required. No structures are proposed as a part of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, County Geologist Review

Findings of Fact: There are no active volcanoes in Southern California. There are no structures proposed as a part of this project. The project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The County Geologist has reviewed this project and has required no special reports or conditions.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Drainage Study for Beaumont Concrete Company Cabazon Area Prepared by W.J. McKeever Inc. Dated February 10, 2009

Findings of Fact:

a-b) The proposed project will not change the topography of the site or include any permanent slopes over 2:1. Some temporary project swales are proposed, but none will be over 10 feet in height.

c) No structures, utilities or subsurface sewage disposal systems are proposed as a part of this project. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection, Drainage Study for Beaumont Concrete Company Cabazon Area Prepared by W.J. McKeever Inc. Dated February 10, 2009

Findings of Fact:

a) The proposed use of a stockpile operation would result in less soil and topsoil being exposed to wind, rain and other elements. The stockpiled material would help decrease the exiting soil's erosion and loss of existing topsoil. The stored sand material would be exposed to the elements and may incur erosion at times; however, the project has been designed with berms and sand sediment containment areas intended to re-capture any eroded sand and ensure no eroded material leaves the site. Existing drainage currently sheet flows across the site. This drainage will be diverted to avoid the stored material.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to grading or construction will mitigate the potential impact to less than significant. As CBC requirements are applicable to all grading and construction, they are not considered mitigation for CEQA implementation purposes.

c) The project site is undeveloped and no septic or sewage systems are present.

Mitigation: No mitigation is required.

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

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Project Application Materials, On-site Inspection, Drainage Study for Beaumont Concrete Company Cabazon Area Prepared by W.J. McKeever Inc. Dated February 10, 2009

Findings of Fact:

a-b) The stored sand material would be exposed to the elements and may incur erosion at times; however, the project has been designed with berms and sand sediment containment areas intended to re-capture any eroded sand and ensure no eroded material leaves the site. Existing drainage currently sheet flows across the site. This drainage will be diverted to avoid the stored material.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site is located in an area with a Medium Wind Erodibility Rating. The stockpiles may be susceptible to wind erosion. The Riverside County Building and Safety department has added a condition of approval requiring the stockpiles to be inspected quarterly, to assure compliance with County requirements including fugitive dust measures (Condition of Approval 70.BS Grade. 1). With this mitigation, the project impacts are considered less than significant.

Mitigation: The proposed sand storage stockpiles shall be inspected quarterly, to assure compliance with County requirements including fugitive dust measures (Condition of Approval 70.BS Grade. 1).

Monitoring: Monitoring will be facilitated by the Riverside County Building and Safety department.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
environment?				
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: Green House Gas Numerical Analysis by LSA dated June 18, 2010

Findings of Fact:

a) The only greenhouse gas producing aspect of the project will be the delivery of the materials to the site and some minimal grading on site. No construction is proposed as part of this project. The Greenhouse Gas Numerical Analysis prepared by LSA indicates that the proposed project will have a less than significant impact on directly or indirectly, on the environment as the project will be below the 7,000 metric tons per year of CO2e threshold established by the County at the time this evaluation was written.

b) The proposed temporary use will not impact an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project is for stockpiling of material for future road improvements. No utilities, structures or routine transport, use or disposal of hazardous materials are proposed. This project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) This project does not propose the use of hazardous materials, and will not create a significant hazard to the public or environment by the accidental release of hazardous materials into the environment.
- c) No structures or utilities are proposed as a part of this project. Development of this project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) There are no proposed or existing schools within one-quarter mile of the project site. The project does not propose the use or emission of hazardous materials, substances or waste.
- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

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

Findings of Fact:

a) While the parcel for this proposed project lies within the Banning Municipal Airport Influence Area, the proposed stockpile area itself is outside of the airport influence area, and will not result in an inconsistency with an Airport Master Plan.

b) The project is located on a large parcel, a portion of which is within the Banning Municipal Airport Influence Area. However, the eight (8) acre disturbed area is not located within the Influence area;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore, no review by the Airport Land Use Commission is required and the project will not impact their use.

c) While the parcel for this proposed project lies within the Banning Municipal Airport Influence Area, the proposed stockpile area itself is outside of the airport influence area. However, since this project proposes no structures or utilities, the project will not expose people residing or working in the project area to excessive noise levels.

d) The proposed stockpile area is not within the vicinity of a private airstrip and will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. 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," RCLIS database, Riverside County Fire Department review

Findings of Fact: The project site is located in a Low Wildfire Susceptibility Area. However, no structures or utilities are proposed as part of this project. There are no residences in the immediate vicinity of the project site. Development of this project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. 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

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Drainage Study for Beaumont Concrete Company Cabazon Area Prepared by W.J. McKeever Inc. Dated February 10, 2009

Findings of Fact:

a) A small canyon with a drainage area of approximately 10 acres is tributary to the northwesterly portion of the stockpiling area. Flows are not confined in a well defined watercourse as they come out of the canyon and spread out over a large area, including a portion of the stockpile area. Wide shallow swales are proposed to collect runoff at the mouth of the canyon and convey these flows around the stockpiling area. Any additional tributary runoff from the surrounding hills will also be collected in these swales. Flows from the swales will be returned to their "natural" condition in the vicinity of the southerly property line as they are spread out over a wide area as they leave the swales. On the south side of the stockpiling area, a "Sediment Containment Area" is proposed to collect any runoff and sediment from the stockpile area. No buildings or structures are proposed. The property owner will be responsible for the maintenance of the swales and the sediment containment area.

b) This project is located in the Whitewater River watershed and National Pollutant Discharge Elimination System (NPDES) permits are regulated by the Colorado River Basin Regional Water Quality Control Board. All necessary permits related to water quality will be processed through the Colorado River Basin Regional Water Quality Control Board and/or Riverside County Department of Building and Safety as explained in standard Conditions of Approval 10.BS Grade.5 and 60.BS Grade 1. These are standard conditions of approval and not considered unique mitigation.

c) No buildings or structures are proposed as a part of this project. Development of this project is not anticipated to 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).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Wide shallow swales are proposed to collect runoff at the mouth of the canyon and convey these flows around the stockpiling area. Any additional tributary runoff from the surrounding hills will also be collected in these swales. Flows from the swales will be returned to their "natural" condition in the vicinity of the southerly property line as they are spread out over a wide area as they leave the swales. On the south side of the stockpiling area, a "Sediment Containment Area" is proposed to collect any runoff and sediment from the stockpile area. No buildings or structures are proposed. The property owner will be responsible for the maintenance of the swales and the sediment containment area. Development of this project is not anticipated to exceed the capacity of existing drainage systems or provide substantial additional sources of polluted runoff.

e-f) No housing or structures are proposed as a part of this project. Therefore there is no impact.

g) Development of this project is not anticipated to otherwise substantially degrade water quality.

h) There are no structures proposed as a part of this project. Development of the project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands) which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

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

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

Findings of Fact:

a-b) A small canyon with a drainage area of approximately 10 acres is tributary to the northwesterly portion of the stockpiling area. Flows are not confined in a well defined watercourse as they come out

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the canyon and may spread out over a large area, including a portion of the stockpile area. Wide shallow swales are proposed to collect runoff at the mouth of the canyon and convey these flows around the stockpiling area. Any additional tributary runoff from the surrounding hills will also be collected in these swales. Flows from the swales will be returned to their "natural" condition in the vicinity of the southerly property line as they are spread out over a wide area as they leave the swales. On the south side of the stockpiling area, a "Sediment Containment Area" is proposed to collect any runoff and sediment from the stockpile area. No buildings or structures are proposed. The property owner will be responsible for the maintenance of the swales and the sediment containment area. Additionally, the project is proposing to remediate the site back to the original conditions and contours to replicate the current, pre-project, drainage conditions. To assure the completion of the remediation, conditions 10.Planning.20 requires reclamation of the site; 20.Planning.4 requires a bond to be provided that will allow the County to remediate the site in the event that the land owner does not comply; and 60.Planning.3 requires a report to be submitted to the County demonstrating compliance to the satisfaction of the Planning Director.

c) The stockpile area is not within a flood plain or near a Dam Inundation Area. The nearest residence is approximately 2,000 linear feet east of the project site. No structures are proposed with this project. Development of this project will not 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). Additionally, the project is proposing to remediate the site back to the original conditions and contours to replicate the current, pre-project, drainage conditions. To assure the completion of the remediation, conditions 10.Planning.20 requires reclamation of the site; 20.Planning.4 requires a bond to be provided that will allow the County to remediate the site in the event that the land owner does not comply; and 60.Planning.3 requires a report to be submitted to the County demonstrating compliance to the satisfaction of the Planning Director.

d) Development of this project will not result in changes in the amount of surface water in any water body.

Mitigation: Condition of Approval 10.Planning.20 requires reclamation of the site; 20.Planning.4 requires a bond to be provided that will allow the County to remediate the site in the event that the land owner does not comply; and 60.Planning.3 requires a report to be submitted to the County demonstrating compliance to the satisfaction of the Planning Director.

Monitoring: Monitoring will be facilitated by the Riverside County Building and Safety department.

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

Source: RCIP, RCLIS database, Project Application Materials

Findings of Fact:

a) The nearest residence to the project site is approximately 2,000 linear feet to the east. There is an existing mining operation approximately 3,500 linear feet to the east of the project site. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site and the majority of the surrounding property is vacant land. Development of this project will not result in a substantial alteration of the present or planned land use of an area.

b) The stockpile area is approximately 3000 linear feet east of the City of Banning. The project was transmitted to the City of Banning, and no comments were received. Development of this project should not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Comprehensive 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, RCLIS

Findings of Fact:

a-b) The proposed project is consistent with the site's existing zoning, as well as the existing zoning surrounding the project site. The proposed project is also consistent with the development standards of Ordinance No.348.

c) Development of the proposed project will be compatible with existing and planned surrounding land uses.

d) Development of the proposed project will be consistent with the land use designations and policies of the Comprehensive General Plan. The project site is not located within a Specific Plan.

e) Development of this project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project				
29. Mineral Resources	<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) 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?				
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-2, which is defined as areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. The nearest mine is about 3,500 feet from the site.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) While the parcel for this proposed project lies within the Banning Municipal Airport Influence Area, the proposed stockpile area itself is outside of the airport influence area. However, since this project proposes no structures or utilities, the project will not expose people residing or working in the project area to excessive noise levels.

b) The proposed stockpile area is not within the vicinity of a private airstrip and will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", RCLIS, On-site Inspection

Findings of Fact: The nearest rail line is approximately 3600 feet north of the project site. No structures or buildings are proposed as a part of this stockpile operation. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is approximately 3600 feet south of Interstate 10. No structures or buildings are proposed as a part of this stockpile operation. Therefore, there is no impact.

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

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, RCLIS

Findings of Fact: No structures or buildings are proposed as a part of this project. No new noise impacts are anticipated in the development of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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-d) The project would increase the ambient noise in the area of the project, however, there are no structures near the project site. The closest home is over 2,000 feet from the site and is mostly blocked by topographical features that would assist in lowering the noise levels. Minor ground borne noise levels may result from the dumping of the road base materials, again, the nearest structure is a substantial distance from the site and any noises will not impact the structure with noise levels in excess of those permitted by the County noise ordinance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING Would the project				
35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, RCLIS database, Riverside County General Plan Housing Element

Findings of Fact: The proposed project does not include housing and will not have an impact on population. Therefore, development of this project will not:

- a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) Affect a County Redevelopment Area, as the project site is not in a redevelopment area.
- e) Cumulatively exceed official regional or local population projections.
- 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).

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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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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: No buildings or structures are proposed as a part of this project. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact: No buildings or structures are proposed as a part of this project. The proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for Sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: RCLIS

Findings of Fact: No structures or housing are proposed as part of this project. A stockpiling operation will not necessitate the need for additional schools or expansion of existing school services. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: No structures or housing are proposed as part of this project. A stockpiling operation will not necessitate the need for additional library services or expansion of existing library services. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact: No structures or buildings are proposed as a part of this project. A stockpiling operation will not necessitate the need for additional health services or expansion of existing health services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: RCLIS, 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) This project proposed no structures or housing. No parks or other recreational facilities are proposed or required. Implementation of the project will not include the use of existing neighborhood or regional parks or other recreational facilities. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No structures or housing is proposed as a part of this project. There will be no impact to recreation or park services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Open Space and Conservation Map for Western County Trail Alignments

Findings of Fact: There are no structures proposed as a part of this stockpiling operation. No recreational trails are required or proposed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input 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
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a) Development of the proposed stockpile operation will cause an incremental increase in traffic in relation to the existing traffic load and capacity of the street system (i.e., result in an increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections). However, the maximum amount of material to be stockpiled is 150 tons (6 truck loads) per work day. The Transportation Department has reviewed this project and has determined that it is exempt from traffic study requirements. The project will not impact public transit in any way.

b) The addition of a maximum of six truck trips generated by this project is not expected to exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The Transportation Department has reviewed this project and has determined that it is exempt from traffic study requirements.

c) Development of 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.

d) Development of this project will not alter airborne, rail or air traffic.

e) The proposed project is for a stockpile operation. No structures or buildings are proposed. Development of the project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

f) The proposed project will not be using County maintained roads and will therefore not require mitigation for impacts to County maintained roads. The majority of the access to the site is on State freeways and private roads.

g) There are no structures and no construction proposed besides some minor grading to create berms intended to divert drainage. There will no construction impacts.

h) The proposed project is located in a remote area and is over 2,000 feet from the nearest structure. The access to the site is also in a remote area and is only proximal to one structure, a single family residence. The owner of the residence has granted permission for the access. Emergency access will not be significantly impacted as there no structures near the site, no structures proposed, and only one structure along the access to the site.

i) No structures or utilities are proposed as a part of this project. Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation proposed.

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

44. Bike Trails

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

Findings of Fact: The proposed project is for a stockpile operation. No buildings or housing is proposed as a part of this project. No bike trails are proposed or required as part of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) The proposed project is for a stockpile operation. No buildings or utilities are proposed as a part of this project. Development of this project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. No watering is proposed for the site.

b) No buildings or utilities exist or are proposed as a part of this project. No new or expanded entitlements are needed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project

<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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that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) There are no existing or proposed structures or utilities as a part of this project. Construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects, will not be required with the development of this project. No services, including portable restroom facilities, will be provided on site.

b) Development of this project will not result in a demand to the provider's existing commitments.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) 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"/>
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Source: RCIP

Findings of Fact: a-b) The proposed project is for a stockpile operation. No buildings or utilities exist or are proposed as a part of this project. No need for waste disposal needs will be created as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No structures or utilities exist or are proposed as a part of this project. Therefore, there is no impact.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

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

Source: Project materials

Findings of Fact:

a) The proposed project will not impact any adopted energy conservation plans.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

52. 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:

- PD-A-4632 Phase I Archeological/Historical Recourses Assessment for CUP03615 prepared by Archeogroup dated March 2010.
- Environmental Assessment for Beaumont Concrete Company Aggregate Transport & Stockpiling Project by Justin Daniel dated February 17, 2009
- Drainage Study for Beaumont Concrete Company Cabazon Area Prepared by W.J. McKeever Inc. Dated February 10, 2009
- Greenhouse Gas Numerical Analysis Performed by LSA dated June 18, 2009

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: 6/9/08

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Planning Department approval to stockpile a maximum of 300,000 tons of Bottom Ash. The sandy material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads).

At the completion of the stockpiling operation, all material will have been removed from the stockpile area. The sediment containment area will be cleaned and returned to present contours. The redirection swale will be filled and graded to currently existing contours.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Temporary Use Permit No. 00200. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3615 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Temporary Use Permit No. 00200, Exhibit A, Amended No. 1, dated 12/2/09.

APPROVED EXHIBIT AC = Temporary Use Permit No. 00200, Exhibit AC, dated 12/2/09.

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10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS (cont.) RECOMMND

APPROVED EXHIBIT C = Temporary Use Permit No. 00200,
Exhibit C, dated 12/2/09.

APPROVED EXHIBIT P = Temporary Use Permit No. 00200, Exhibit
P, dated 12/2/09.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 2 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 HAZMAT GENERAL COMMENTS RECOMMND

Maintain declassification requirements of bottom ash per California Code of Regulations Title 22.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Temporary Use Permit 03615 is a proposal for a stockpiling operation of recycled road base material. The stockpiling operation would be located within about 15-acres in the southeast corner of an approximately 434-acre property. The property is located in the Banning area south of Interstate 10, east of Hathaway Street and west of Apache Trail

A small canyon with a drainage area of approximately 10-acres is tributary to the northwesterly portion of the stockpiling area. Flows are not confined in a well defined watercourse as they come out of the canyon and may spread out over a large area, including a portion of the stockpile area. Wide shallow swales are proposed to collect runoff at the mouth of the canyon and convey these flows around the stockpiling area. Any additional tributary runoff from the surrounding hills will also be collected in these swales.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

Flows from the swales will be returned to their 'natural' condition in the vicinity of the southerly property line as they are spread out over a wide area as they leave the swales. On the south side of the stockpiling area, a 'Sediment Containment Area' is proposed to collect any runoff and sediment from the stockpile area. No buildings or structures are proposed. The property owner will be responsible for the maintenance of the swales and the sediment containment area.

This project is located in the Whitewater River watershed and National Pollutant Discharge Elimination System (NPDES) permits are regulated by the Colorado River Basin Regional Water Quality Control Board. This project is an ongoing construction related activity. It is anticipated that all necessary permits related to water quality will be processed through the Colorado River Basin Regional Water Quality Control Board and/or the county Building and Safety department.

PLANNING DEPARTMENT

10.PLANNING. 1

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

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

consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES (cont.) RECOMMND

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this Temporary Use Permit shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday in order to reduce conflict with adjacent land uses.

10.PLANNING. 7 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 8 USE - NO USE PRPSED LIMIT RECOMMND

The balance (undeveloped) portion of the property, APN 532-210-001, shall be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NOISE MONITORING REPORTS RECOMMND

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

10.PLANNING. 11 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 12 USE - CEASED OPERATIONS RECOMMND

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

- No additional material shall be permitted to be stored on the site
- All previously accumulated material shall be removed within 6 months of notification by the Planning Department
- The project site shall be returned to its previous contours, the redirection swale will be filled and graded to replicate contours that existed at the time the permit was issued, within one year of notification by the Planning Department

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 14 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - LOW PALEO RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 16

USE - LOW PALEO (cont.)

RECOMMND

the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - LOW PALEO (cont.) (cont.) RECOMMND

data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 17 USE - RIVER CROSSING RECOMMND

Any access across the San Gorgonio River, consistent with the path shown in Exhibit AC, shall be halted when water flowing in the river, over the Arizona style crossing, rises to a point where such crossing becomes unsafe for trucks transporting the bottom ash material. Access shall be reinstated when all conditions are safe.

10.PLANNING. 18 USE - MT. PALOMAR LIGHTING ARE RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 19 USE - ACCESS OWNERSHIP CHANGE RECOMMND

The applicant shall obtain permission for access from any new owners of APN's 519-200-010, 519-200-008, 519-200-006, and 519-200-004 in the event that the ownership of any of these parcels change. Such permission shall be transmitted to the Planning Director for inclusion in the file.

10.PLANNING. 20 USE - RESPONSIBLE TO RECLAIM RECOMMND

The permittee (or land owner) shall reclaimate the site and accept responsibility for reclaiming the site to pre-project condition, including replication of pre-project contours, prior to the expiration of the permit.

10.PLANNING. 21 USE - FENCING RECOMMND

There shall be a fence and locked gates erected along the outer boundary of the active areas indicated on Exhibit "A". The fence shall be maintained at all times during the operation, and shall consist of a chain link or barbed wire fencing in areas of steep topography, as approved by the Planning Director.

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - USE FOR BOTTOM ASH RECOMMND

Per Ordinance No. 348 section 18.33, b(1), the temporary use of land in any zone classification, is permitted only when such temporary use is in conjunction with the repair or construction of streets, highways, or public utilities.

This temporary use shall limit the bottom ash future use to the repair or construction of streets, highways, or public utilities.

10.PLANNING. 23 USE - STOCKPILE INSPECTIONS RECOMMND

The applicant shall complete all required stockpile inspections. The first inspection required is prior to pre-placement of the stockpiled material. The applicant is also required to request quarterly inspections and a final inspection when stockpiled material has been removed from the site.

10.PLANNING. 24 USE - AGENCY AQMD RECOMMND

Prior to the issuance of grading permits for Temporary Use Permit No. 00200, the Applicant shall provide written verification to the Planning Director that all aspects of the project have meet the satisfaction of the Air Quality Management District.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT RECOMMND

The life of the Temporary Use Permit No. 00200 shall terminate on January 1 2015 including the removal of materials stored on site and remediation of the site. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 2 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of the permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation may be further restricted.

20.PLANNING. 3 USE - EXPIRATION DATE- TUP RECOMMND

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - EXPIRATION DATE- TUP (cont.) RECOMMND

period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 4 USE - FINANCIAL ASSURANCE RECOMMND

Within one (1) year of the permit issuance or prior to commencement of any surface disturbance, whichever occurs first, the permittee shall establish financial assurances to ensure reclamation of the site with the Riverside County Department of Building and Safety.

a. The financial assurance shall take the form of a security bond, irrevocable letter of credit, trust fund or other form of financial assurance as approved by the Director of Building and Safety, the amount of the assurance shall be agreed to with the Director of Planning.

b. The amount of the financial assurance required for this permit shall be agreed to by the Director of Planning prior to any alteration of the site including the storage of any materials. This amount shall be either established as a lump sum prior to site disturbance; established in phased amounts in accordance with the an approved phasing planned; or established for initial lands disturbed by the first year of operation. The specific amount of financial assurance for each phase or initial disturbance shall be based upon actual calculations of reclamation costs, which in this case includes removal of any stored materials, and shall be subject to review and approval of the Riverside County Department of Building and Safety and review by the California Department of Conservation.

c. The financial assurance shall include, but not necessarily be limited to, costs for the removal of equipment, structures and derelict machinery, removal of waste materials, landscaping stabilization of slopes, and land restoration compatible with the topography and general environment of surrounding property.

d. The financial assurance shall remain in effect for a ten (10) year period and/or shall be released by the Building and Safety Director on approval of the final Reclamation

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - FINANCIAL ASSURANCE (cont.) RECOMMND

Plan inspection by the Department of Building and Safety.

e. The financial assurance shall be made payable to Riverside County and the State of California, Department of Conservation.

20.PLANNING. 5 USE - MITIGATION MONITORING RECOMMND

Prior to completion of the project or one month prior to the completion of the life of the permit the permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42090. The Planning Director may require inspection or other monitoring to ensure such compliance.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2 EPD - BREEDING BIRDS SURVEY RECOMMND

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD.

PLANNING DEPARTMENT

60.PLANNING. 2 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Temporary Use Permit No. 00200, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 3 USE - YR RECLIMATION REPORT RECOMMND

The permittee (or land owner) shall submit a final reclamation completion report, prior to the completion and permit expiration, expiration to the Building and Safety Director and Planning Director for review and approval. This report shall indicate the completion of reclamation in accordance with the approved plan, including final contours, slope configuration, resoiled areas, erosion control structures, and successful revegetation. This report shall be submitted at least 30 days prior to

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - YR RECLIMATION REPORT (cont.) RECOMMND

completion expiration of this permit. This report shall be accompanied by a stamped and wet-signed substantial conformance letter from an independent licensed engineer, landscape architect, geologist or other appropriate professional stating that the project was reclaimed to pre-project conditions.

60.PLANNING. 4 USE - AGENCY AQMD RECOMMND

Prior to the issuance of grading permits for Temporary Use Permit No. 00200, the Applicant shall provide written verification to the Planning Director that all aspects of the project have meet the satisfaction of the Air Quality Management District.

70. PRIOR TO GRADING FINAL INSPECT

BS GRADE DEPARTMENT

70.BS GRADE. 1 USE - STOCKPILE INSPECTIONS RECOMMND

The applicant shall complete all required stockpile inspections. The first inspection required is prior to pre-placement of the stockpiled material. The applicant is also required to request quarterly inspections and a final inspection when stockpiled material has been removed from the site.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Temporary Use Permit No. 00200, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - CONDITION COMPLIANCE RECOMMND

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.

90.PLANNING. 3 USE - ORD 810 O S FEE (2) RECOMMND

Upon final inspection 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 Temporary Use Permit No. 00200 is calculated to be 8 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Temporary Use Permit No. 00200 has been calculated to be 8.0 net acres.

07/08/10
16:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 3, 2008

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept
Riv. Co. Industrial Hygiene,
Riv. Co. Flood Control District
Coachella Valley Water District
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Fifth District Supervisor Ashley
Fifth District Planning Commissioner Zupardo
Riv. Co. Economic Development
City of Banning
Banning Unified School Dist.
CALTRANS District #8

Regional Water Quality Control Board –
Colorado River
South Coast Air Quality Management Dist.
Calif. Dept. of Fish & Game – Bermuda Dunes
U.S. Fish & Wildlife
Bureau of Land Management
National Forest Service
Army Corp of Engineers
Palm Desert Sheriff's Dept.

CONDITIONAL USE PERMIT NO. 03615 - EA42090 – Applicant: Beaumont Concrete Company – Engineer/Representative: McKeever Engineering – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan: Rural: Rural Mountainous and Rural Residential (R: RM and RR) (5 Acre Minimum and 10 Acre Minimum) – Location: Northerly of the San Jacinto Mountains and southerly of Interstate 10 - 434.12 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** Stockpiling operation with a maximum of 300,000 tons of recycled road base material to be stockpiled over a ten (10) year project life. The maximum amount of material to be stockpiled per day (Monday-Friday) shall not exceed 150 tons (6 truck loads) – APN: 532-210-001 - Related Cases: PAR01224

Please review the attached exhibit for the above-described project. This case is scheduled for a **LDC meeting on January 8, 2009.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached exhibit is not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Ebony McGee**, at (951) 955-3299 or email at emcgee@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

mm

722
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LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 24, 2008

TO:

Riv. Co. Transportation Dept.
 Riv. Co. Environmental Health Dept
 Riv. Co. Industrial Hygiene.
 Riv. Co. Flood Control District
 Coachella Valley Water District
 Riv. Co. Dept. of Bldg. & Safety - Grading
 Regional Parks & Open Space District.
 Riv. Co. Environmental Programs Dept.
 P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
 Riv. Co. Sheriff's Dept.
 Riv. Co. Waste Management Dept.
 Fifth District Supervisor Ash
 Fifth District Planning Commissioner Zupardo
 Riv. Co. Economic Development
 City of Banning
 Banning Unified School Dist.
 CALTRANS District #8

Regional Water Quality Control Board -
 Colorado River
 South Coast Air Quality Management Dist.
 Calif. Dept. of Fish & Game - Bermuda Dunes
 U.S. Fish & Wildlife
 Bureau of Land Management
 National Forest Service
 Army Corp of Engineers
 Palm Desert Sheriff's Dept.

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Should you have any questions regarding this project, please do not hesitate to contact **Ebony McGee**, at (951) 955-3299 or email at emcgee@rctlma.org / **MAILSTOP# 1070**.

COMMENTS: *The Planning Section of the Riverside County Waste Management Department has no comment. Make sure, however, Alice Beasley - Environmental Health Dept, reviews this project.*

DATE: 1/8/09 SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COUNTY OF RIVERSIDE
 WASTE MANAGEMENT
 08 DEC -5 PM 12:21

Brewington, Becky

From: Mitchell, Paul [PMITCHEL@co.riverside.ca.us]
Sent: Monday, January 25, 2010 11:23 AM
To: Brewington, Becky
Subject: CUP 3615

Becky Brewing
Project Planner

Re: Conditional Use Permit # 3615 Amended No. 1

I have reviewed the information you have supplied to the Hazardous Materials Management Branch regarding this proposed project. I also reviewed the assessor information for Parcel Number 532 * 210 * 001 which includes the proposed project. As the proposal is to stock pile only base material which should not include any material which is corrosive or which can leach into the ground HMMB would not have any recommendation or concerns to be addressed in the CUP. If the road base is already a mixture of some petroleum hydrocarbon with the base then some form of containment would be recommended to prevent the leaching of the petroleum hydrocarbons.

If you have any questions please feel free to contact me at (951) 766 * 6524 or via e-mail.

Regards

Paul Mitchell
Hazardous Materials management Specialist

LAND DEVELOPMENT COMMITTEE

INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

P.O. Box 1409

Riverside, CA 92502-1409

File: 0163.1 - 030113-2

RECEIVED

DEC 05 2008

CVWD

DATE: November 24, 2008

✓ Orig/e-ml G. Celehar
e-ml T. Demissie, D. Charlton
M. Johnson & P. Reyes

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept
Riv. Co. Industrial Hygiene.
Riv. Co. Flood Control District
~~Orange Valley Water District~~
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-J. Jolliffe
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City of Banning
Banning Unified School Dist.
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Regional Water Quality Control Board -
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Bureau of Land Management
National Forest Service
Army Corp of Engineers
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All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Ebony McGee**, at (951) 955-3299 or email at emcgee@rcplma.org / MAILSTOP# 1070.

COMMENTS:

Dear Ebony,
Thank you for the opportunity to review the above case. This project lies outside the District boundaries.

DATE: 12-8-08

SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: Tesfaye Demissie, Assoc. Engineer

TELEPHONE: (760) 398-2651, ext. 2605

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.

Y:\Planning Case Files-Riverside office\CUP03615\LDC Initial Transmittal Form.doc

SCANNED
KC



LSA ASSOCIATES, INC.
20 EXECUTIVE PARK, SUITE 200
IRVINE, CALIFORNIA 92614

949.553.0666 TEL
949.553.8076 FAX

BERKELEY
CARLSBAD
COLMA

FORT COLLINS
PALM SPRINGS
POINT RICHMOND

RIVERSIDE
ROCKLIN
SAN LUIS OBISPO

June 18, 2010

Thomas L. Daniel
Beaumont Concrete Company
Post Office Box 216
Beaumont, California 92223-0216

Subject: Air Quality Numerical Analysis for CUP 03615 / TUP 200

Dear Mr. Daniel:

This memorandum describes the emissions expected to occur from the transport of the sand material known as Colmac Bottom Ash from Colmac Energy, 62-300 Gene Welmas Drive, Mecca, California 92254-0758 to the Beaumont Concrete Company parcel 532-210-001 in Section 13 T3S R1E south of Interstate 10 and west of Apache Trail to be stockpiled.

The average amount of material to be stockpiled is 50 tons (2 truck loads) per work day. This will average 1,000 tons per month (40 truck loads) and 12,000 tons per year (480 truck loads). From Colmac Energy trucks will travel 52 miles on paved public roads and highways and on existing gravel roads approximately 2 miles to the stockpile area. Truck speeds will be approximately 25 MPH for the first 1.3 miles, 55 MPH for the next 49 miles, 25 MPH for the last mile on paved roads and 15 MPH for the two miles on gravel roads. Assuming the haul trucks will match the Heavy-Heavy-Duty type in the EMFAC2007 model and using 2010 emissions factors, the emissions from an average day are shown in Table A.

Table A: Average Daily Emissions Rates for Material Hauling

Emission Rates (lbs/day)									
	Criteria Pollutants						Greenhouse Gases		
	CO	ROC	NO _x	SO _x	PM ₁₀	PM _{2.5}	CO ₂	CH ₄	CO ₂ e
Haul Truck Emissions	2.2	0.32	5.6	0.007	0.19	0.17	690	0.016	690
SCAQMD Threshold	550	75	100	150	150	55	No Thresholds		

Source: LSA Associates, Inc., June 2010

CO = carbon monoxide

CO₂ = carbon dioxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROCs = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

The maximum amount of material to be stockpiled is 150 tons (6 truck loads) per work day. The maximum in any one month will be 3,000 tons (120 truck loads). Total material stockpiled will be a maximum of Three Hundred Thousand (300,000) tons. Table B shows the emissions from a peak day.

Table B: Peak Daily Emissions Rates for Material Hauling

Emission Rates (lbs/day)									
	Criteria Pollutants						Greenhouse Gases		
	CO	ROC	NO _x	SO _x	PM ₁₀	PM _{2.5}	CO ₂	CH ₄	CO ₂ e
Haul Truck Emissions	6.7	0.97	16	0.02	0.57	0.5	2,100	0.049	2,100
SCAQMD Threshold	550	75	100	150	150	55	No Thresholds		

Source: LSA Associates, Inc., June 2010

CH₄ = Methane

CO = carbon monoxide

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

ROCs = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

The County of Riverside has established a draft annual emissions threshold for CO₂e of 7,000 metric tons per year. Using the same truck operation parameters as above, Table C shows the annual emissions of CO₂, CH₄ and CO₂e.

Table C: Annual Emissions Rates for Material Hauling

Emission Rates (metric tons/year)						
	Average Annual			Peak Annual		
	CO ₂	CH ₄	CO ₂ e	CO ₂	CH ₄	CO ₂ e
Haul Truck Emissions	75	0.0018	75	220	0.0053	220
County Threshold			7,000			7,000

Source: LSA Associates, Inc., June 2010

CH₄ = Methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

Metric ton = 1.1 U.S. Short ton = 2,205 pounds

For the purposes of this memo, the term "Greenhouse Gases" refer collectively to the six gases: carbon dioxide (CO₂), methane (CH₄), Nitrous oxide (N₂O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), Sulfur Hexafluoride (SF₆). These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The global warming potential is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere ("atmospheric lifetime"). The GWP of each gas is measured relative to CO₂, the most abundant GHG. The definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO₂ over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO₂ equivalents" (CO₂e). Table D shows the GWPs for each type of GHG. For example, sulfur hexafluoride is 22,800 times more potent at contributing to global warming than carbon dioxide.

Table D: Global Warming Potential of Greenhouse Gases

Gas	Atmospheric Lifetime (Years)	Global Warming Potential (100-year Time Horizon)
Carbon Dioxide (CO ₂)	50–200	1
Methane (CH ₄)	12	25
Nitrous Oxide (NO _x)	114	298
HFC-23	270	14,800
HFC-134a	14	1,430
HFC-152a	1.4	124
PFC: Tetrafluoromethane (CF ₄)	50,000	7,390
PFC: Hexafluoromethane (C ₂ F ₆)	10,000	12,200
Sulfur Hexafluoride (SF ₆)	3,200	22,800

Source: IPCC, 2007. *Climate Change 2007: The Physical Science Basis*. Contribution of Working Group I to the Fourth Assessment Report of the IPCC.

HFC = Hydrofluorocarbons

IPCC = Intergovernmental Panel on Climate Change

PFC = Perfluorocarbons

As shown in Tables A, B and C, none of the emissions for material hauling will exceed either SCAQMD or Riverside County thresholds.



Memorandum

To: Beaumont Concrete Company
Attn - Thomas L. Daniel

From: Graeme R. Donaldson

Date: September 17, 2008

Re: Bottom Ash quality assurance and handling Procedure. Revision #0

Purpose/Objective

To ensure that the quality parameters and handling of the bottom ash, as sampled, are fully defined within industry standards for composite sampling and quality determination in reference to the State of California Hazardous Waste Concentration limits (California Title 22, Chapter 11, Article 3), prior to release for placement in any external facility for reuse as a byproduct.

Onsite sampling

1. 2 days per calendar month will be designated a bottom ash sample day, with the first day taking place within the first 12 days of the month and the second sample day will take place during the last 12 days of the month.
2. Each sample day will consist of taking a representative ash sample (1 lb) from each generated pile under each boiler's screw ash cooler, every 4 hours. The samples collected will be kept within one overall container.
3. The second bottom ash sample day samples will be combined with the first samples day ash, thoroughly mixed and a single composite bottom ash sample extracted (2 lb) and sent to the Colmac Energy warehouse by operations.

Offsite analysis

Colmac Energy warehouse personnel will then make this final composite sample ready for shipment offsite inclusive of the representative MSDS sheets to an accredited/certified laboratory, whereby the sample will be prepared to EPA SW-846, method 3050. Title 22, article 11 determination will be completed for heavy metal contents TTLC & STLC (full list). Hexavalent Chromium will be prepared to EPA SW-846, method 3060.

Analysis and movement of bottom ash

Each month's generated bottom ash material will be retained on plant site in a specific area/locality until the above quality/Title 22 TTLC/STLC constituents are known. The data will then be sent via fax or email to company/facility receiving the material, who will confirm acceptance either via fax or email. Only then will the material for the month in which the analysis data has been reviewed and approved by both Colmac Energy & by said receiving company/facility be allowed off plant site for placement at said company's facility.

Graeme R. Donaldson
Vice President

§66261.20. General.

(a) A waste, as defined in section 66261.2, which is not excluded from regulation as a hazardous waste pursuant to section 66261.4(b), is a hazardous waste if it exhibits any of the characteristics identified in this article.

(b) A waste which is identified as a hazardous waste pursuant to one or more of the characteristics set forth in section 66261.21, 66261.22(a)(1), 66261.22(a)(2), 66261.23 or 66261.24(a)(1) is assigned the EPA Hazardous Waste Number set forth in this article for each characteristic that is applicable to that waste. These numbers shall be used in complying with the notification requirements of Health and Safety Code section 25153.6 and, where applicable, in the recordkeeping and reporting requirements under chapters 12 through 15, 18 and 20 of this division.

(c) Sampling and sample management of wastes and other materials for analysis and testing pursuant to this article shall be in accord with the sampling planning, methodology and equipment, and the sample processing, documentation and custody procedures specified in chapter nine of "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd edition, U.S. Environmental Protection Agency, 1986 (incorporated by reference, see section 66260.11 of this chapter). In addition to the sampling methods in chapter nine of SW-846, the Department will consider samples obtained using any of the other applicable sampling methods specified in Appendix I of this chapter to be representative samples.

NOTE: Authority cited: Sections 208, 25141 and 25159, Health and Safety Code. Reference: Sections 25141, 25159 and 25159.5, Health and Safety Code and 40 CFR Section 261.20.

HISTORY

1. New section filed 5-24-91; effective 7-1-91 (Register 91, No. 22).

§66261.21. Characteristic of Ignitability.

(a) A waste exhibits the characteristic of ignitability if representative samples of the waste have any of the following properties:

(1) it is a liquid, other than an aqueous solution containing less than 24 percent alcohol by volume, and has a flash point less than 60°C (140°F), as determined by a Pensky-Martens Closed Cup Tester, using the test method specified in ASTM Standard D-93-79 or D-93-80 (incorporated by reference, see section 66260.11), or a Setafash Closed Cup Tester, using the test method specified in ASTM Standard D-3278-78 (incorporated by reference, see section 66260.11), or as determined by an equivalent test method approved by the Department pursuant to section 66260.21;

(2) it is not a liquid and is capable, under standard temperature and pressure, of causing fire through friction, absorption of moisture or spontaneous chemical changes and, when ignited, burns so vigorously and persistently that it creates a hazard;

(3) it is an ignitable compressed gas as defined in 49 CFR section 173.300 (as amended September 30, 1982) and as determined by the test methods described in that regulation or equivalent test methods approved by the Department pursuant to section 66260.21;

(4) it is an oxidizer as defined in 49 CFR section 173.151 (as amended May 31, 1979).

(b) A waste that exhibits the characteristic of ignitability has the EPA Hazardous Waste Number of D001.

NOTE: Authority cited: Sections 208, 25141 and 25159, Health and Safety Code. Reference: Sections 25117, 25120.2, 25141, 25159 and 25159.5, Health and Safety Code and 40 CFR Section 261.21.

HISTORY

1. New section filed 5-24-91; effective 7-1-91 (Register 91, No. 22).

§66261.22. Characteristic of Corrosivity.

(a) A waste exhibits the characteristic of corrosivity if representative samples of the waste have any of the following properties:

(1) it is aqueous and has a pH less than or equal to 2 or greater than or equal to 12.5, as determined by a pH meter using either the EPA test method for pH or an equivalent test method approved by the Department pursuant to section 66260.21. The EPA test method for pH is specified as Method 9040 in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd edition and updates, (incorporated by reference, see section 66260.11);

(2) it is a liquid and corrodes steel (SAE 1020) at a rate greater than 6.35 mm (0.250 inch) per year at a test temperature of 55°C (130°F) as determined by the test method specified in NACE Standard TM-01-69 as standardized in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd edition and updates (incorporated by reference, see section 66260.11) or an equivalent test method approved by the Department pursuant to section 66260.21;

(3) it is not aqueous and, when mixed with an equivalent weight of water, produces a solution having a pH less than or equal to 2 or greater than or equal to 12.5, as determined by a pH meter using either Method 9040 in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd edition and updates (incorporated by reference, see section 66260.11) or an equivalent test method approved by the Department pursuant to 66260.21;

(4) it is not a liquid and, when mixed with an equivalent weight of water, produces a liquid that corrodes steel (SAE 1020) at a rate greater than 6.35 mm (0.250 inch) per year at a test temperature of 55°C (130°F) as determined

by the test method specified in NACE Standard TM-01-69 as standardized in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd edition and updates (incorporated by reference, see section 66260.11) or an equivalent test method approved by the Department pursuant to 66260.21.

(b) A waste that exhibits the characteristic of corrosivity specified in subsection (a)(1) or (a)(2) of this section has the EPA Hazardous Waste Number of D002.

NOTE: Authority cited: Sections 25141, 25159, 58004 and 58012, Health and Safety Code. Reference: Sections 25117, 25120.2, 25141, 25159 and 25159.5, Health and Safety Code and 40 CFR Section 261.22.

HISTORY

1. New section filed 5-24-91; effective 7-1-91 (Register 91, No. 22).
2. Amendment of subsections (a)(1)-(4) and NOTE filed 10-13-98; operative 11-12-98 (Register 98, No. 42).

§66261.23. Characteristic of Reactivity.

(a) A waste exhibits the characteristic of reactivity if representative samples of the waste have any of the following properties:

- (1) it is normally unstable and readily undergoes violent change without detonating;
- (2) it reacts violently with water;
- (3) it forms potentially explosive mixtures with water;
- (4) when mixed with water, it generates toxic gases, vapors or fumes in a quantity sufficient to present a danger to human health or the environment;
- (5) it is a cyanide or sulfide bearing waste which, when exposed to pH conditions between 2 and 12.5, can generate toxic gases, vapors or fumes in a quantity sufficient to present a danger to human health or the environment;
- (6) it is capable of detonation or explosive reaction if it is subjected to a strong initiating source or if heated under confinement;
- (7) it is readily capable of detonation or explosive decomposition or reaction at standard temperature and pressure;
- (8) it is a forbidden explosive as defined in 49 CFR section 173.51 (as amended April 20, 1987), or a Class A explosive as defined in 49 CFR section 173.53 (as amended April 5, 1967) or a Class B explosive as defined in 49 CFR section 173.88 (as amended May 19, 1980).

(b) A waste that exhibits the characteristic of reactivity has the EPA Hazardous Waste Number of D003.

NOTE: Authority cited: Sections 208, 25141 and 25159, Health and Safety Code. Reference: Sections 25117, 25120.2, 25141, 25159 and 25159.5, Health and Safety Code and 40 CFR Section 261.23.

HISTORY

1. New section filed 5-24-91; effective 7-1-91 (Register 91, No. 22).

§66261.24. Characteristic of Toxicity.

(a) A waste exhibits the characteristic of toxicity if representative samples of the waste have any of the following properties:

(1) when using the Toxicity Characteristic Leaching Procedure (TCLP), test Method 1311 in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," EPA Publication SW-846, third edition and Updates (incorporated by reference in section 66260.11 of this division), the extracts from representative samples of the waste contain any of the contaminants listed in Table I of this section at a concentration equal to or greater than the respective value given in that table unless the waste is excluded from classification as a solid waste or hazardous waste or is exempted from regulation pursuant to 40 CFR section 261.4. Where the waste contains less than 0.5 percent filterable solids, the waste itself, after filtering using the methodology outlined in Method 1311, is considered to be the extract for the purposes of this section;

(A) a waste that exhibits the characteristic of toxicity pursuant to subsection (a)(1) of this section has the EPA Hazardous Waste Number specified in Table I of this section which corresponds to the toxic contaminant causing it to be hazardous;

(B) Table I - Maximum Concentration of Contaminants for the Toxicity Characteristic:

EPA Hazardous Waste Number	Contaminant	Chemical Abstracts Service Number	Regulatory Level Mg/l
D004	Arsenic	7440-38-2	5.0
D005	Barium	7440-39-3	100.0

EPA Hazardous Waste Number	Contaminant	Chemical Abstracts Service Number	Regulatory Level Mg/l
D018	Benzene	71-43-2	0.5
D006	Cadmium	7440-43-9	1.0
D019	Carbon tetrachloride	56-23-5	0.5
D020	Chlordane	57-74-9	0.03
D021	Chlorobenzene	108-90-7	100.0
D022	Chloroform	67-66-3	6.0
D007	Chromium	7440-47-3	5.0
D023	o-Cresol	95-48-7	200.0 ¹
D024	m-Cresol	108-39-4	200.0 ¹
D025	p-Cresol	106-44-5	200.0 ¹
D026	Cresol		200.0 ¹
D016	2,4-D	94-75-7	10.0
D027	1,4-Dichlorobenzene	106-46-7	7.5
D028	1,2-Dichloroethane	107-06-2	0.5
D029	1,1-Dichloroethylene	75-35-4	0.7
D030	2,4-Dinitrotoluene	121-14-2	0.13
D012	Endrin	72-20-8	0.02
D031	Heptachlor (and its epoxide)	76-44-8	0.008
D032	Hexachlorobenzene	118-74-1	0.13
D033	Hexachlorobutadiene	87-68-3	0.5
D034	Hexachloroethane	67-72-1	3.0
D008	Lead	7439-92-1	5.0
D013	Lindane	58-89-9	0.4
D009	Mercury	7439-97-6	0.2
D014	Methoxychlor	72-43-5	10.0
D035	Methyl ethyl ketone	78-93-3	200.0
D036	Nitrobenzene	98-95-3	2.0
D037	Pentachlorophenol	87-86-5	100.0
D038	Pyridine	110-86-1	5.0 ²

EPA Hazardous Waste Number	Contaminant	Chemical Abstracts Service Number	Regulatory Level Mg/l
D010	Selenium	7782-49-2	1.0
D011	Silver	7440-22-4	5.0
D039	Tetrachloroethylene	127-18-4	0.7
D015	Toxaphene	8001-35-2	0.5
D040	Trichloroethylene	79-01-6	0.5
D041	2,4,5-Trichlorophenol	95-95-4	400.0
D042	2,4,6-Trichlorophenol	88-06-2	2.0
D017	2,4,5-TP (Silvex)	93-72-1	1.0
D043	Vinyl chloride	75-01-4	0.2

¹ If o-, m- and p-Cresol concentrations cannot be differentiated, the total cresol (D026) concentration is used. The regulatory level of total cresol is 200 mg/l.

² Quantitation limit is greater than the calculated regulatory level. The quantitation limit therefore becomes the regulatory level.

(2) it contains a substance listed in subsections (a)(2)(A) or (a)(2)(B) of this section at a concentration in milligrams per liter of waste extract, as determined using the Waste Extraction Test (WET) described in Appendix II of this chapter, which equals or exceeds its listed soluble threshold limit concentration or at a concentration in milligrams per kilogram in the waste which equals or exceeds its listed total threshold limit concentration;

(A) Table II - List of Inorganic Persistent and Bioaccumulative Toxic Substances and Their Soluble Threshold Limit Concentration:

(STLC) and Total Threshold Limit Concentration (TTLC) Values.

Substance ^{a,b}	STLC mg/l	TTLC Wet-Weight mg/kg
Antimony and/or antimony compounds	15	500
Arsenic and/or arsenic compounds	5.0	500
Asbestos		1.0 (as percent)
Barium and/or barium compounds (excluding barite)	100	10,000 ^c
Beryllium and/or beryllium compounds	0.75	75
Cadmium and/or cadmium compounds	1.0	100
Chromium (VI) compounds	5	500
Chromium and/or chromium (III) compounds	5 ^d	2,500
Cobalt and/or cobalt compounds	80	8,000
Copper and/or copper compounds	25	2,500
Fluoride salts	180	18,000
Lead and/or lead compounds	5.0	1,000
Mercury and/or mercury compounds	0.2	20

Substance ^{ab}	STLC mg/l	TTLC Wet-Weight mg/kg
Molybdenum and/or molybdenum compounds	350	3,500 ^e
Nickel and/or nickel compounds	20	2,000
Selenium and/or selenium compounds	1.0	100
Silver and/or silver compounds	5	500
Thallium and/or thallium compounds	7.0	700
Vanadium and/or vanadium compounds	24	2,400
Zinc and/or zinc compounds	250	5,000

^aSTLC and TTLC values are calculated on the concentrations of the elements, not the compounds.

^bIn the case of asbestos and elemental metals, the specified concentration limits apply only if the substances are in a friable, powdered or finely divided state. Asbestos includes chrysotile, amosite, crocidolite, tremolite, anthophyllite, and actinolite.

^cExcluding barium sulfate.

^dIf the soluble chromium, as determined by the TCLP set forth in Appendix I of chapter 18 of this division, is less than 5 mg/l, and the soluble chromium, as determined by the procedures set forth in Appendix II of chapter 11, equals or exceeds 560 mg/l and the waste is not otherwise identified as a RCRA hazardous waste pursuant to section 66261.100, then the waste is a non-RCRA hazardous waste.

^eExcluding molybdenum disulfide.

(B) Table III - List of Organic Persistent and Bioaccumulative Toxic Substances and Their Soluble Threshold Limit Concentration (STLC) and Total Threshold Limit Concentration (TTLC) Values:

Substance	STLC mg/l	TTLC Wet Weight mg/kg
Aldrin	0.14	1.4
Chlordane	0.25	2.5
DDT, DDE, DDD	0.1	1.0
2,4-Dichlorophenoxyacetic acid	10	100
Dieldrin	0.8	8.0
Dioxin (2,3,7,8-TCDD)	0.001	0.01
Endrin	0.02	0.2
Heptachlor	0.47	4.7
Kepone	2.1	21
Lead compounds, organic	—	13
Lindane	0.4	4.0
Methoxychlor	10	100
Mirex	2.1	21
Pentachlorophenol	1.7	17
Polychlorinated biphenyls (PCBs)	5.0	50
Toxaphene	0.5	5
Trichloroethylene	204	2,040
2,4,5-Trichlorophenoxypropionic acid	1.0	10

- (3) it has an acute oral LD₅₀ less than 2,500 milligrams per kilogram;
- (4) it has an acute dermal LD₅₀ less than 4,300 milligrams per kilogram;
- (5) it has an acute inhalation LC₅₀ less than 10,000 parts per million as a gas or vapor;
- (6) it has an acute aquatic 96-hour LC₅₀ less than 500 milligrams per liter when measured in soft water (total hardness 40 to 48 milligrams per liter of calcium carbonate) with fathead minnows (*Pimephales promelas*), rainbow trout (*Salmo gairdneri*) or golden shiners (*Notemigonus crysoleucas*) according to procedures described in Part 800 of the "Standard Methods for the Examination of Water and Wastewater (16th Edition)," American Public Health Association, 1985 and "Static Acute Bioassay Procedures for Hazardous Waste Samples," California Department of Fish and Game, Water Pollution Control Laboratory, revised November 1988 (incorporated by reference, see section 66260.11), or by other test methods or test fish approved by the Department, using test samples prepared or meeting the conditions for testing as prescribed in subdivisions (c) and (d) of Appendix II of this chapter, and solubilized, suspended, dispersed or emulsified by the cited procedures or by other methods approved by the Department;
- (7) it contains any of the following substances at a single or combined concentration equal to or exceeding 0.001 percent by weight:

- (A) 2-Acetylaminofluorene (2-AAF);
- (B) Acrylonitrile;
- (C) 4-Aminodiphenyl;
- (D) Benzidine and its salts;
- (E) bis (Chloromethyl) ether (BCME);
- (F) Methyl chloromethyl ether;
- (G) 1,2-Dibromo-3-chloropropane (DBCP);
- (H) 3,3'-Dichlorobenzidine and its salts (DCB);
- (I) 4-Dimethylaminoazobenzene (DAB);
- (J) Ethyleneimine (EL);
- (K) alpha-Naphthylamine (1-NA);
- (L) beta-Naphthylamine (2-NA);
- (M) 4-Nitrobiphenyl (4-NBP);
- (N) N-Nitrosodimethylamine (DMN);
- (O) beta-Propiolactone (BPL);
- (P) Vinyl chloride (VCM);

(8) it has been shown through experience or testing to pose a hazard to human health or environment because of its carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties or persistence in the environment.

(b) A waste containing one or more materials which exhibit the characteristic of toxicity because the materials have the property specified in subsection (a)(5) of this section may be classified as nonhazardous pursuant to section 66260.200 if the waste does not exhibit any other characteristic of this article and is not listed in article 4 of this chapter and its head space vapor contains no such toxic materials in concentrations exceeding their respective acute inhalation LC₅₀ or their LC₁₀. The head space vapor of a waste shall be prepared, and two milliliters of it shall be sampled using a five milliliter gas-tight syringe, according to Method 5020 in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 2nd edition, U.S. Environmental Protection Agency, 1982 (incorporated by reference, see section 66260.11). The quantity in milligrams of each material, which exhibits the characteristic of toxicity because it has the property specified in subsection (a)(5) of this section, in the sampling syringe shall be determined by comparison to liquid standard solutions according to the appropriate gas chromatographic procedures in Method 8010, 8015, 8020, 8030 or 8240 in "Test Methods for Evaluating Solid Waste, Physical/Chemical Methods," SW-846, 3rd edition, U.S. Environmental Protection Agency, 1986 (incorporated by reference, see section 66260.11). The concentration of each material in the head space vapor shall be calculated using the following equation:

		Q _A		29.8ml		1
C _A	=		x		x	
		MW		mmole		2 x 10 ⁻⁶ M ³

where C (in parts per million) is the concentration of material A in head space vapor, Q (in milligrams) is the quantity of material A in sampling syringe and MW (in milligrams per millimole) is the molecular weight of material A. Where an acute inhalation LC₅₀ is not available, an LC₅₀ measured for another time (t) may be converted to an eight-hour value with the following equation:

$$\text{Eight-hour LC}_{50} = (t/8) \times (t\text{-hour LC}_{50}).$$

(c) A waste containing one or more materials which exhibit the characteristic of toxicity because the materials have either of the properties specified in subsection (a)(3) or (a)(4) of this section may be classified as nonhazardous pursuant to section 66260.200 if the waste does not exhibit any other characteristic of this article and is not listed in article 4 of this chapter and the calculated oral LD₅₀ of the waste mixture is greater than 2,500 milligrams per kilogram and the calculated dermal LD₅₀ is greater than 4,300 milligrams per kilogram by the following equation:

$$\text{Calculated oral or dermal } LD_{50} = \frac{100\%}{\sum_{x=1}^n \frac{\%A_x}{T_{A_x}}}$$

where %A_x is the weight percent of each component in the waste mixture and T_{A_x} is the acute oral or dermal LD₅₀ or the acute oral LD₀₁ of each component.

NOTE: Authority cited: Sections 25141, 25159, 58004 and 58012, Health and Safety Code. Reference: Sections 25117, 25120.2, 25141, 25159 and 25159.5, Health and Safety Code and 40 CFR Section 261.24.

HISTORY

1. New section filed 5-24-91; effective 7-1-91 (Register 91, No. 22).
2. Amendment of table II filed 1-31-94; operative 1-31-94 (Register 94, No. 5).
3. Editorial correction of equation (Register 95, No. 36).
4. Amendment of subsection (a)(1) and NOTE filed 10-13-98; operative 11-12-98 (Register 98, No. 42).
5. Change without regulatory effect amending subsections (a)(3) and (c) filed 6-3-2004 pursuant to section 100, title 1, California Code of Regulations (Register 2004, No. 23).

**ASH ANALYSIS
BOTTOM ASH - STLC
MONTHLY ASH ANALYSIS**

STLC (MG/L)	LIMITS	Aug-07	Sep-07	Oct-07	Nov-07	Dec-07	Jan-08	Feb-08	Mar-08	Apr-08	May-08	Jun-08	Jul-08
SILVER	5	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	0.007	<0.005
ARSENIC	5	0.16	0.15	0.2	0.23	0.24	0.24	0.17	0.28	0.26	0.08	0.27	0.23
BARIUM	100	5.72	1.09	1.12	5.3	6.51	4.77	1.46	6.21	1.34	1.66	6.02	6.36
BERYLLIUM	0.75	0.015	0.008	0.007	0.02	0.019	0.013	0.008	0.01	0.008	0.008	0.017	0.016
CADMIUM	1	0.056	<0.005	0.005	0.007	<0.005	0.007	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
COBALT	80	0.81	0.43	0.35	0.5	0.99	0.28	0.24	0.36	0.29	0.91	0.39	<0.005
CHROMIUM (VI)	560	0.21	0.04	0.22	0.62	0.75	0.6	0.06	0.6	0.07	0.07	0.71	0.54
COPPER	25	5.77	5.76	6.23	8.17	16.64	6.47	14.23	15.29	12.94	10.53	12.74	1.14
MERCURY	0.2	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	<0.0002	19.41
MOLYBDENUM	350	<0.05	<0.05	<0.05	<0.05	0.06	<0.05	<0.05	0.05	0.05	0.1	<0.0002	<0.0002
NICKEL	20	7.85	2.49	2.8	1.97	0.89	0.9	0.53	0.4	0.12	0.12	<0.05	<0.005
LEAD	5	0.43	0.12	0.14	0.34	0.46	<0.05	0.15	0.46	0.22	0.19	0.9	0.58
ANTIMONY	15	0.01	<0.01	0.02	0.01	0.03	0.03	<0.01	0.02	0.03	0.02	0.43	0.43
SELENIUM	1	0.02	0.01	<0.01	0.03	0.03	0.02	<0.01	<0.01	<0.01	<0.01	0.04	0.03
THALLIUM	7	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
VANADIUM	25	5.29	2.67	2.67	2.3	1.06	1.27	0.92	0.84	0.38	0.38	<0.01	<0.01
ZINC	250	13.48	6.57	8.88	17.95	18.5	15.95	14.74	18.65	15.11	16.32	1.26	0.91
HEX CHROMIUM	5	<0.10	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	22.87	20.7
PH	12.5	11.04	10.94	11.1	11.05	10.59	11.47	11.09	11.14	11.1	11.32	11.13	10.85

	Limit	Highest Content mg/kg	% of Limit	Increase Content This Many Times Before Reaching Limit
Silver	500	0.7	0.14	714
Arsenic	500	8	1.60	63
Barium	10000	140	1.40	71
Beryllium	75	0.4	0.53	188
Cadmium	100	1.9	1.90	53
Cobalt	8000	15	0.19	533
Chromium (VI)	2500	26	1.04	96
Copper	2500	450	18.00	6
Mercury	20	0.019	0.10	1,053
Molybdenum	3500	4	0.11	875
Nickle	2000	130	6.50	15
Lead	1000	11	1.10	91
Antimony	500	1	0.20	500
Selenium	100	1	1.00	100
Thallium	700	0.9	0.13	778
Vanadium	2400	100	4.17	24
Zinc	5000	390	7.80	13
Hex Chromium	500	12.2	2.44	41

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 PLANNING COMMISSION** to consider the project shown below:

TEMPORARY USE PERMIT NO. 200 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Beaumont Concrete Company – Engineer/Representative: McKeever Engineering – Fifth Supervisorial District – Pass and Desert Zoning District – The Pass Area Plan: Rural: Rural Mountainous and Rural Residential (R: RM and RR) (5 Acre Minimum and 10 Acre Minimum) – Location: Northerly of the San Jacinto Mountains and southerly of Interstate 10 - 434.12 Gross Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The project proposes to stockpile a maximum of 300,000 tons of sand material (a.k.a. "Bottom Ash"). The sand material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads). The sediment containment area will be cleaned and returned to present contours, a bond has been conditioned as part of the project to cover any costs of removal should the material not be removed prior to project completion. The sediment containment area will be cleaned and returned to present contours. The redirection swale will be filled and graded to currently existing contours. – APN: 532-210-001. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Matt Straite, at 951-955-8631 or email mstraite@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Matt Straite
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/4/2010

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

APN (s) or case numbers CUPO3615 For

Company or Individual's Name Planning Department

Distance buffered ~~600'~~ 2400'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

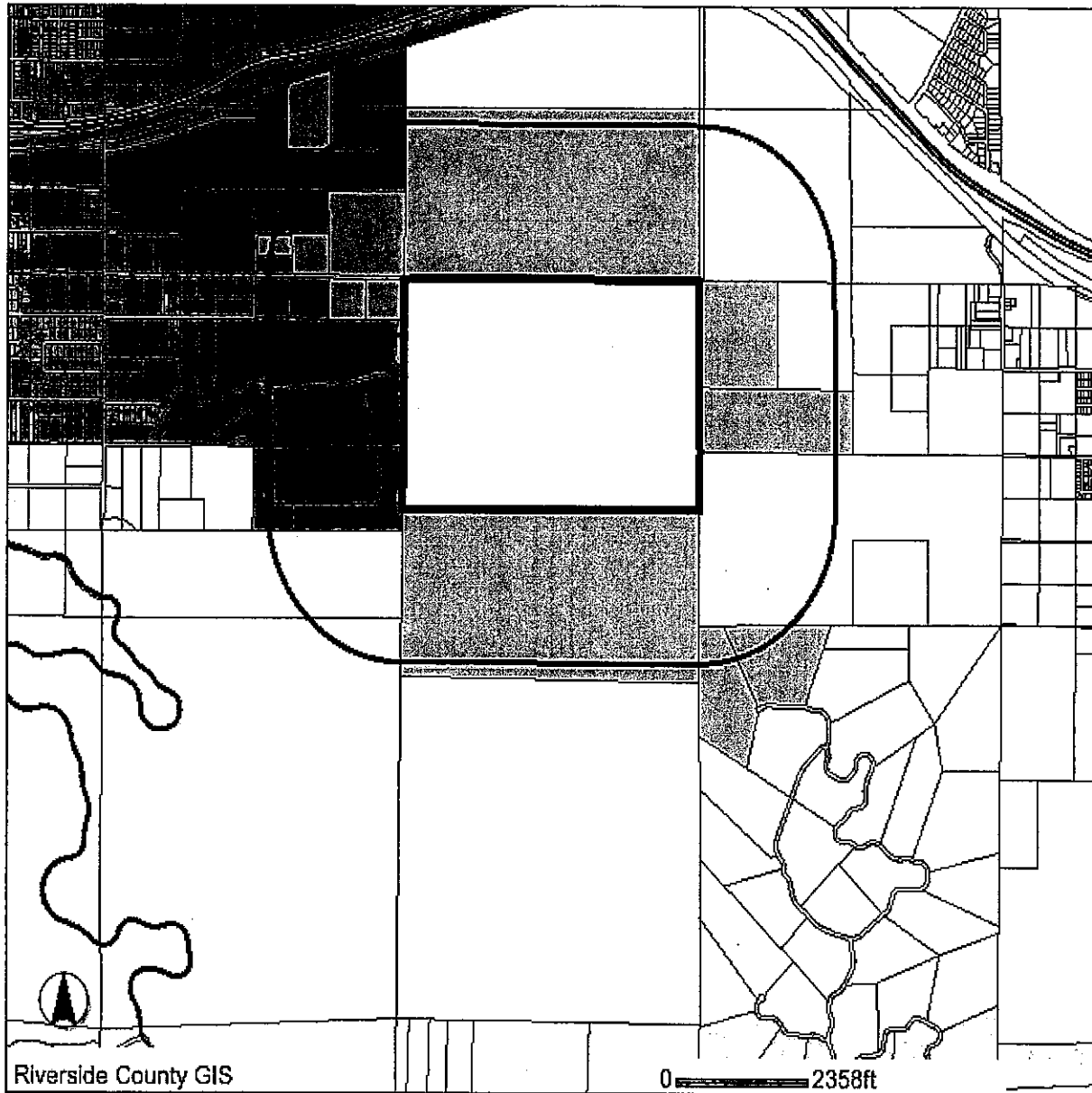
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 3/9/10 C
EXP. RES: 9/4/10

2400 feet buffer

**Selected parcel(s):**

519-170-001 519-200-010 519-200-011 529-080-020 529-080-021 532-100-001 532-130-001
532-130-011 532-130-017 532-130-019 532-130-020 532-180-034 532-180-035 532-200-001

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/4/2010

APN: 519170001 ASMT: 519170001
R R M PROP LTD
P O BOX 3600
CORONA CA 92878

APN: 519200011 ASMT: 519200011
RRM PROP
P O BOX 3600
CORONA CA 92878

APN: 529080021 ASMT: 529080021
MARCO A QUIROZ
VICTORIA CHAVEZ QUIROZ
8450 TELEGRAPH RD
DOWNEY CA 90240

APN: 532130001 ASMT: 532130001
MIC HOLDINGS
250 NEWPORT CENTER 200
NEWPORT BEACH CA 92660

APN: 532130017 ASMT: 532130017
MERLIN K JOHNSON
DIANE J JOHNSON
P O BOX 777
MENTONE CA 92359

APN: 532130020 ASMT: 532130020
ABOLFATH HOSSEINIOUN
SHAHDEH SHOOSHTARY
307 BRIDGEWAY
SAUSALITO CA 94965

APN: 532180035 ASMT: 532180035
CITY OF BANNING
161 W RAMSEY ST
BANNING CA 92220

APN: 519200010 ASMT: 519200010
BAILIFF RANCH INC
513 W PENDLETON RD
BANNING CA 92220

APN: 529080020 ASMT: 529080020
FRED E EDGETT
EDITH G EDGETT
1110 N WRANGLER DR
MEDICAL LAKE WA 99022

APN: 532100001 ASMT: 532100001
USA INDIAN RES 532
NONE
UNKNOWN
0

APN: 532130011 ASMT: 532130011
REDEVELOPMENT CITY OF BANNING
C/O JUDITH VON KLUG
99 E RAMSEY ST
BANNING CA 92220

APN: 532130019 ASMT: 532130019
CAROL S HINDLEY
1495 SAN PASQUAL
PASADENA CA 91106

APN: 532180034 ASMT: 532180034
REDEVELOPMENT AGENCY CITY OF BANNING
99 E RAMSEY ST
BANNING CA 92220

APN: 532200001 ASMT: 532200001
BEAUMONT CONCRETE CO
P O BOX 216
BEAUMONT CA 92223

APN: 519170001 ASMT: 519170001
R R M PROP LTD
P O BOX 3600
CORONA CA 92878

APN: 519200010 ASMT: 519200010
BAILIFF RANCH INC
513 W PENDLETON RD
BANNING CA 92220

APN: 519200011 ASMT: 519200011
RRM PROP
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CORONA CA 92878

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 CITY OF BANNING
 161 W RAMSEY ST
 BANNING CA 92220

APN: 532200001 ASMT: 532200001
 BEAUMONT CONCRETE CO
 P O BOX 216
 BEAUMONT CA 92223

Banning Civic Center
99 E. Ramsey St.
Banning, CA 92220

ATTN: Elias Jouen
Banning Unified School District
161 W. Williams St.
Banning, CA 92220-4796

Bureau of Land Management,
U.S. Department of the Interior
22835 Calle San Juan de los Lagos
Moreno Valley, CA 92553

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

Forest Service, Corona
U.S. Department of Agriculture
1147 E. Sixth St.
Corona, CA 91719

Los Angeles District,
U.S. Army Corps of Engineers
911 Wilshire Blvd.
P.O. Box 532711
Los Angeles, CA 90053-2325

Reg. Water Quality Control Board #7
Colorado River Basin
73-720 Fred Waring Dr., Suite 100
Palm Desert, CA 92260-2564

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

Applicant/Owner:
Beaumont Concrete Company
P.O. Box 216
Beaumont, CA
92399

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

EA 42090 and Temporary Use Permit No. 00200

Project Title/Case Numbers

Matt Straite

County Contact Person

951-955-8631

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Beaumont Concrete Company

Project Applicant

P.O. Box 216, Beaumont, CA 92399

Address

The project site is located northerly of the San Jacinto Mountains and southerly of Interstate 10.

Project Location

The project proposes to stockpile a maximum of 300,000 tons of sand material (a.k.a. "Bottom Ash"). The sand material will be obtained from Colmac Energy in Mecca and will be used for fill and base material in conjunction with the repair or construction of streets, highways, or public utilities only. The maximum amount of material to be stockpiled per week day (Monday through Friday) shall not exceed 150 tons (6 truck loads). At the completion of the stockpiling operation, all material will have been removed from the stockpile area. The sediment containment area will be cleaned and returned to present contours. The redirection swale will be filled and graded to currently existing contours.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,010.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

4-7-10

Date

Date Received for Filing and Posting at OPR: _____

DM/j
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\TUP00200\PC hearing\NOD Form.doc

Please charge deposit fee case#: ZEA42090 ZCFG05443

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA 42090, Temporary Use Permit No. 00200

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: April 7, 2010

Applicant/Project Sponsor: Beaumont Concrete Company Date Submitted: November 14, 2008

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Matt Straite at 951-955-3200.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42090 ZCFG5443

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1006865

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BEAUMONT CONCRETE COMPANY \$2,010.25
paid by: CK 59735
CA F&G FEE FOR EA42090
paid towards: CFG05443 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 21, 2010 10:40
MGARDNER posting date Jun 21, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0812486

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BEAUMONT CONCRETE COMPANY \$64.00
paid by: CK 59432
CA F&G FEE FOR EA42090
paid towards: CFG05443 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Nov 14, 2008 12:58
DOKEITH posting date Nov 14, 2008

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 1.5
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisorial District: Fourth
Project Planner: Damaris Abraham
Planning Commission: August 18, 2010

Plot Plan No. 24068
E.A. Number: 42157
Applicant: Verizon Wireless
Engineer/Representative: Plancom, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however section 18.34 of Ordinance 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility.

The project is located in the Western Coachella Valley Area Plan, northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road, more specifically 70875 Dillon Road in Desert Hot Springs within the Mobile Home Park.

RECOMMENDATION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on July 19, 2010.

**The Planning Department staff recommended APPROVAL; and,
THE PLANNING DIRECTOR:**

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42157**, 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,

APPROVED PLOT PLAN NO. 24068, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

DA:da

Y:\Planning Case Files-Riverside office\PP24068\hearing docs\PC Cell Tower Receive and File Staff Report.PP24068.docx

Date Revised: 07/20/10

W

Agenda Item No.: 4.1
Area Plan: Western Coachella Valley
Zoning District: Pass & Desert
Supervisory District: Fourth
Project Planner: Damaris Abraham
Director's Hearing: July 19, 2010

Plot Plan No. 24068
EA Number: 42157
Applicant: Verizon Wireless
Engineer/Representative: Plancom, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however section 18.34 of Ordinance 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility.

The project is located in the Western Coachella Valley Area Plan, northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road, more specifically 70875 Dillon Road in Desert Hot Springs within the Mobile Home Park.

ISSUES OF POTENTIAL CONCERN:

There is an existing windmill structure located adjacent to the project area. However, the windmill structure could not be utilized since it is not structurally feasible to support the proposed wireless facility. In addition, the windmill structure is non functional and remains on the property for decorative purposes only.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre)
2. Surrounding General Plan Land Use: Rural: Rural Desert (R:RD) (10 Acres Minimum) to the north
Rural: Rural Residential (R:RR) (5 Acres Minimum) to the south and east
Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 Dwelling Units per Acre) and Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west
3. Existing Zoning: Controlled Development Areas (W-2)
4. Surrounding Zoning: Mobile Home Subdivisions & Mobile Home Parks (R-T) to the north
Controlled Development Areas (W-2) to south and west
One Family Dwellings - 1 and ¼ Acres Minimum (R-1-1 ¼) to the east
5. Existing Land Use: Mobile home park

W

- | | |
|----------------------------|--|
| 6. Surrounding Land Use: | Mostly vacant to the north, south east and west with some scattered single family residences |
| 7. Project Data: | Total Acreage: 33.54 Acres
Lease Area: 900 Square Feet |
| 8. Environmental Concerns: | See Attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42157**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

APPROVAL of **PLOT PLAN NO. 24068**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: High Density Residential (CD:HDR) (8 - 14 Dwellings Units per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development: High Density Residential (CD: HDR) (8 - 14 Dwellings Units per Acre) on the Western Coachella Valley Area Plan.
2. The proposed use, wireless telecommunication facility disguised as a 70 foot high palm tree (75' high with palm fronds), is permitted use in the Community Development: High Density Residential (CD:HDR) (8 - 14 Dwellings Units per Acre) land use designation and the policies of the Hot Springs Policy Area. Policy WCVAP 3.1 requires that all residential development at the Community Development densities have available public facilities and services. The proposed wireless telecommunication facility will provide better phone coverage for the area.
3. The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) (10 Acres Minimum) to the north, Rural: Rural Residential (R:RR) (5 Acres Minimum) to the south and

east, Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 Dwelling Units per Acre) and Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west.

4. The zoning for the subject site is Controlled Development Areas (W-2).
5. The proposed use, a wireless telecommunication facility disguised as a 70 foot high palm tree (75' high with palm fronds) is a permitted use, subject to approval of a plot plan in the Controlled Development Areas (W-2) zone.
6. The proposed height of the wireless telecommunication facility (70 feet) exceeds the W-2 zone's development standard regarding height, which limits buildings or structures, except one-family residences, to a height of 50 feet, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. Section 18.34.c states one of the three alternative procedures that may be used when a zoning classification provides that an application for a greater height limit may be made: For structures other than buildings, an application for a greater height limit in accordance with the limitations of the zone classification may be made to the Planning Director pursuant to the provisions of Section 18.30 of Ordinance No. 348. If granted, the approved plot plan shall specifically state the allowed height limit.

In order to implement Section 18.34 for this plot plan, the height of the proposed wireless telecommunication facility has been included in the public hearing notice and the allowed height limit has been specifically stated in the plot plan.

7. The project site is surrounded by properties which are zoned Mobile Home Subdivisions & Mobile Home Parks (R-T) to the north, Controlled Development Areas (W-2) to south and west, and One Family Dwellings - 1 and ¼ Acres Minimum (R-1-1 ¼) to the east.
8. The project is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).
9. Environmental Assessment No. 42157 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Geology/Soils

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

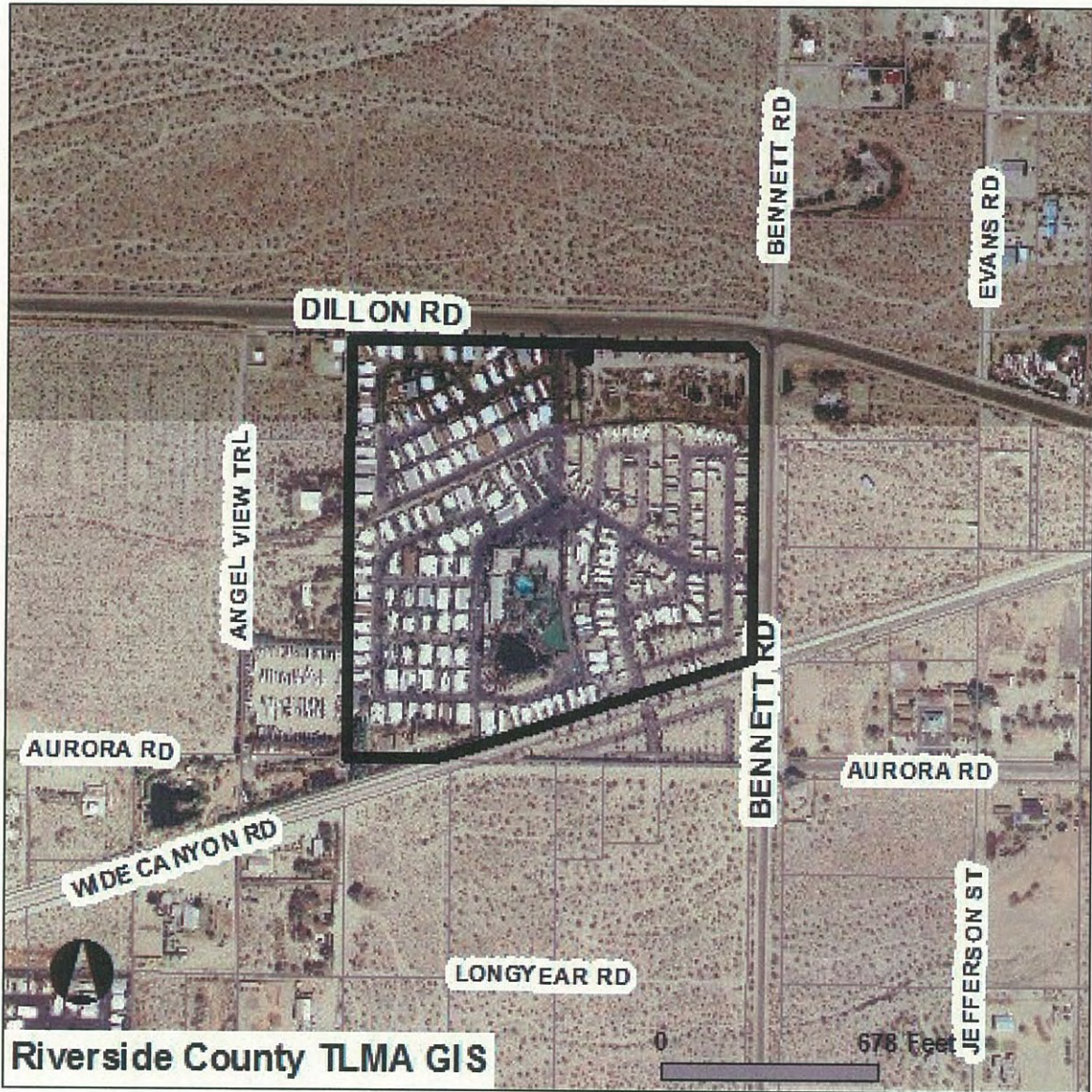
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A High Fire area.
 - b. An Airport Influence Area.
 - c. A City Sphere of Influence.
 - d. The Stephens Kangaroo Rat Fee Area.
 - e. A Fault Zone.

- f. A County Service Area.
3. The project site is located within:
 - a. A Flood Zone.
 - b. The Boundaries of the Palm Springs Unified School District.
 - c. The Hot Springs Policy Area.
 - d. An Area Susceptible for Subsidence.
 - e. An area of moderate liquefaction potential.
 - f. The boundaries of the Desert Edge Community Council
 4. The Desert Edge Community Council has reviewed this project and recommended approval on September 8, 2009.
 5. This project was reviewed by the Land Development Committee one time on the following date 06/18/09
 6. The subject site is currently designated as Assessor's Parcel Number 654-220-030.
 7. This project was filed with the Planning Department on 4/15/09.
 8. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$14,891.96.

DA:da
Y:\Planning Case Files-Riverside office\PP24068\hearing docs\Staff Report.PP24068.docx
Date Prepared: 09/14/09
Date Revised: 6/14/10

PP24068



Selected parcel(s):
654-220-030

LEGEND

SELECTED PARCEL
 CITY

INTERSTATES

HIGHWAYS

PARCELS

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...Wed May 19 16:39:05 2010

Version 100412

PP24068



Selected parcel(s):
654-220-030

ZONING

- SELECTED PARCEL
- PARCELS
- R-T
- INTERSTATES
- ZONING BOUNDARY
- W-2, W-2-M-2 1/2
- HIGHWAYS
- R-1-1 1/4
- CITY
- R-2-8000

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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 Version 100412

PP24068



Selected parcel(s):
654-220-030

LAND USE

- | | | | |
|-------------------|--------------------------------|----------------------------------|--|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | HDR - HIGH DENSITY RESIDENTIAL | MDR - MEDIUM DENSITY RESIDENTIAL | MHDR - MEDIUM HIGH DENSITY RESIDENTIAL |
| RD - RURAL DESERT | RR - RURAL RESIDENTIAL | | |

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...Wed May 19 16:38:25 2010
 Version 100412

EXISTING



Long Canyon
70875 Dillon Rd.
Desert Hot Springs, CA 92241



Proposed monopalm

Proposed equipment shelter

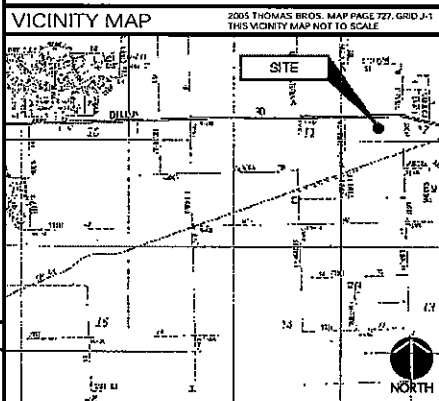
PROPOSED

Photosimulation of proposed telecommunications site

ABBREVIATIONS

ABN. ABBREVIATION	EQ. EQUAL	MECH. MECHANICAL
AC. ACUSTIC(AL)	EQUIP. EQUIPMENT	MET. METAL
A/C. AIR CONDITIONING	EXST. EXISTING	MIL. MASONRY
ALT. ALTERNATE	EX. EXTERIOR	MISC. MISCELLANEOUS
ALUM. ALUMINUM	F.S. FACE OF STUD	NAT. NATURAL
A.B. ANCHOR BOLT	FIN. FINISH	N. NORTH
APPROX. APPROXIMATE	FL. FLOOR	N.L.C. NOT IN CONTRACT
ARCL. ARCHITECTURE	FL. FLOOR	N.T.S. NOT TO SCALE
A.C. ASPHALTIC CONCRETE	FL. FLOOR LINE	O.C. ON CENTER
BL. BEAM	F.D. FLOOR DRAIN	O.D. OUTSIDE DIAMETER
BLK(S) BLOCKING	FLOOR. FLOOR/CEILING	OPNG. OPENING
BD. BOARD	FT./ FOOT PER	OPP. OPPOSITE
BOT. BOTTOM	FT. FOOTING	PL. PLATE
BLDG. BUILDING	FDL. FOUNDATION	PLYM. PLYWOOD
CAB. CABINET	GA. GALLON	REINF. REINFORCE(MT)
CL. CAST IRON	GALV. GALVANIZED	RM. ROOM
C.B. CATCH BASIN	GA. GALVANIZED IRON	SCHED. SCHEDULE
C.C. CEILING	G. GAS	SEC. SECTION
CEM. CEMENT	GA. GAUGE	SHI. SHEET
CLAS. CERAMIC	CL. CLASS	SMA. SMALLER
C.O. CLEAN OUT	CL. CLUED LAMINATE	S. SOUTH
CLR. CLEAR	CP. CYPRESS	SPCS. SPECIFICATIONS
COL. COLUMN	HT. HEIGHT	SQ. SQUARE
CONC. CONCRETE	H.M. HOLLOW METAL	STL. STANDARD
CONN. CONNECTION	HOPRZ. HORIZONTAL	STL. STEEL
CONT. CONTINUE(S)	H.L. HOSE BIBB	STRUT. STRUCTURAL
DET. DETAIL	INFO. INFORMATION	SUSP. SUSPENDED
DIAM. DIAMETER	I.D. INSIDE DIAMETER	T & P TELEPHONE & POWER
DIAM. DIMENSION	INSUL. INSULATION	T & B TOP & BOTTOM
DR. DOOR	INTL. INTERIOR	TYP. TYPICAL
DBL. DOUBLE	JT. JOINT	UN.LD. UNLESS NOTED OTHERWISE
DL. DOWN	KIT. KITCHEN	VENT. VENTILATION
DS. DOWN SPOUT	LAB. LABORATORY	VERT. VERTICAL
DWG. DRAWING	L. LIGHT	W. WATER
D.F. DRINKING FOUNTAIN	LN. LINEAL	WT. WEIGHT
E. EACH	MFR. MANUFACTURER(S)	W.W.M. WELDED WIRE MESH
E. EAST	M.O. MASONRY OPENING	W. WEST
ELEC. ELECTRIC(AL)	MAT. MATERIAL	W/ WITH
EL. ELEVATION	MAX. MAXIMUM	WD. WOOD
ENCL. ENCLOSURE		


SITE NAME: "LONG CANYON"
 70875 DILLON ROAD
 DESERT HOT SPRINGS, CA 92241



SHEET INDEX

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
C-1	TOPOGRAPHIC SURVEY
C-2	TOPOGRAPHIC SURVEY
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	LEASE AREA PLAN
A-4	ELEVATIONS

LEGAL DESCRIPTION

COORDINATES
 LATITUDE 33°52'29.87" N
 LONGITUDE 118°22'59.91" W

HAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTECH" G.P.S. RECEIVERS AND ASHTECH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

GROUND ELEVATION (9 GEODETIC COORDINATE LOCATION) = 1,114 FEET (NAVD88)

TITLE REPORT IDENTIFICATION:
 LAND AMERICA LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0712246-10, DATED JANUARY 23, 2008.

EXEMPTION NOTES:
 SEE ATTACHED SURVEY

ASSESSORS IDENTIFICATION:
 RIVERSIDE COUNTY A.P.N. 654-220-022 & 023
 +7.39.20 ACRES PER RIVERSIDE COUNTY ASSESSOR

BENCH MARK:
 U.S.G.S. BENCH MARK "BM 1167"
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 1167" AS SHOWN ON THE "SEVEN PALMS VALLEY" 7.5 MINUTE QUADRANGLE MAP.
 ELEVATION: 1,164.5 FEET A.M.S.L. (NAVD88)

LEGAL DESCRIPTION - PARCEL 1:
 THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, APPROVED JULY 27, 1915.
 EXCEPTING THEREFROM THE EASTERLY 55 FEET AND THE NORTHERLY 40 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE.

ALSO EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE COUNTY OF RIVERSIDE IN DEED RECORDED FEBRUARY 16, 1971, AS DOCUMENT NO. 14843, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 23, 1977, AS DOCUMENT NO. 254650, OF OFFICIAL RECORDS.

PARCEL 2:
 AN EASEMENT FOR ACCESS PURPOSES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND USE A BRIDGE OVER WIDE CANYON CHANNEL WITHIN A STRIP OF LAND 24.00 FEET IN WIDTH LYING 17.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:
 COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BENNET ROAD WITH THE CENTERLINE OF PARCEL 6325-27A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 8, 1978 IN RECORD OF SURVEYS BOOK 62, PAGE 31, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 72°42'16" WEST ALONG THE CENTERLINE OF SAID PARCEL 6325-27A A DISTANCE OF 402.07 FEET, THENCE NORTH 17°17'44" 25.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 6325-27A AN TO THE POINT OF BEGINNING; THENCE SOUTH 17°17'44" EAST 60.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 6325-27A.
 EXCEPTING THEREFROM ANY MOBILE HOME LOCATED ON SAID PROPERTY.

PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING: INSTALLATION OF A NEW 16'-0" X 11'-0" PRE-FAB STATE APPROVED EQUIPMENT SHELTER WITH A NEW DRAINAGE FENCE EQUIPMENT ENCLOSURE (801 S.F.) AND THE INSTALLATION OF (12) PANEL ANTENNAS AND (1) PARABOLIC ANTENNA ON A NEW 70'-0" HIGH "PALM TREE" MONOPOLE. WORK SHALL ALSO INCLUDE NEW ELECTRICAL SERVICE TO THE PROPOSED VERIZON WIRELESS EQUIPMENT.

THIS IS A STATE APPROVED, LICENSED COMMERCIAL COACH COMPLETE WITH ALL ELECTRICAL PANELS, CIRCUITS, LIGHTING AND MECHANICAL SYSTEMS, AND IS NOT SUBJECT TO PLAN CHECK REVIEW. THE WALLS, FLOOR & ROOF OF THIS BUILDING ARE 4" CONC. 1-HR. RATED CONSTRUCTION APPROVED BY THE STATE OF CALIFORNIA. STATE OF CALIFORNIA COMMERCIAL COACH LICENSE PLACARD SHALL BE PERMANENTLY AFFIXED TO BUILDING EXTERIOR AND FIELD VERIFIED BY BUILDING OFFICIAL AT TIME OF FINAL INSPECTION.

CONSTRUCTION DATA:

AREA OF IMPROVEMENT (NEW TOTAL LEASE AREA): 900 SQ. FT.
 CONSTRUCTION TYPE: V-B TR.
 OCCUPANCY CLASSIFICATION: 2-2

PROPRIETARY INFORMATION

NOT FOR USE OR DISCLOSURE OUTSIDE VERIZON WIRELESS EXCEPT UNDER WRITTEN AGREEMENT

PROJECT INFORMATION

ALL WORK AND MATERIALS SHALL COMPLY WITH THE FOLLOWING:

2007 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, C.C.R.

2007 CALIFORNIA BUILDING CODE (C.B.C.) (1997 UNIFORM BUILDING CODE AND 2001 CALIFORNIA AMENDMENTS) PART 2, TITLE 24, C.C.R.

2007 CALIFORNIA ELECTRICAL CODE (E.E.C.) (1996 NATIONAL ELECTRICAL CODE AND 2001 CALIFORNIA AMENDMENTS) PART 3, TITLE 24, C.C.R.

2007 CALIFORNIA MECHANICAL CODE (C.M.C.) (1997 UNIFORM MECHANICAL CODE AND 2001 CALIFORNIA AMENDMENTS) PART 4, TITLE 24, C.C.R.

2007 CALIFORNIA PLUMBING CODE (C.P.C.) (1997 UNIFORM PLUMBING CODE AND 2001 CALIFORNIA AMENDMENTS) PART 5, TITLE 24, C.C.R.

2007 CALIFORNIA FIRE CODE (C.F.C.) (1997 UNIFORM FIRE CODE AND 2001 CALIFORNIA AMENDMENTS) PART 9, TITLE 24, C.C.R.

2007 CALIFORNIA REFERENCED STANDARDS PART 12, TITLE 24, C.C.R.

2007 TITLE 19 C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS

AND ALL APPLICABLE CODES, LOCAL, CURRENT OSHA LAWS, I-24 ENERGY CONSERVATION, LISTS OF STANDARDS, AND DISABLED ACCESS REGULATIONS WHERE REQUIRED.

PROJECT TEAM

APPLICANT:
 VERIZON WIRELESS
 15505 SAND CANYON AVE.
 BUILDING 71, 16 FLOOR
 IRVINE, CALIFORNIA 92618
 PH: (949) 286-7000

LANDLORD:
 STUART M. RICE
 70875 DILLON ROAD
 DESERT HOT SPRINGS, CA 92241
 PH: (760) 328-8457
 CONTACT: DEBRA MATAS

APPLICANT'S AGENT:
 PLANCOM, INC.
 290 EL CAMINO REAL
 SUITE 117
 TUSTIN, CA 92780
 PH: 714-315-5769
 CONTACT: BRIAN MEURS

ARCHITECT:
 DERRA DESIGN, INC.
 605 E. CHAPMAN AVE. #203
 ORANGE, CALIFORNIA 92668
 PH: (714) 298-6006
 CONTACT: BILL ATYNS

NOTES

1. THE MAXIMUM NUMBER OF DIRECTIONAL CELLULAR ANTENNAS TO BE LOCATED IS TWELVE (12)
2. THE SIZE, HEIGHT, DIRECTION AND LOCATION OF ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS AS NEEDED
3. ALL ITEMS, WHETHER EXISTING OR NEW, WHICH ARE WITHIN THE VERIZON WIRELESS LEASE AREA ARE TO BE APPROVED

Date Approved: _____
 Dept: _____
 RE: _____
 BY: _____
 DATE: _____
 E.E. _____
 O.D.S. _____
 E.D.O.T. _____

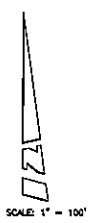
verizon wireless
 15505 Sand Canyon Ave.
 Irvine, CA 92618
 (949) 286-7000

derra
 DERRA DESIGN, INC.
 605 E. CHAPMAN AVE. #203
 ORANGE, CA 92668
 (714) 298-6006

SITE NAME: "LONG CANYON"
 70875 DILLON ROAD
 DESERT HOT SPRINGS, CA 92241
 TITLE SHEET
 ZONING

COORDINATES
 10 33°52'29.87" N
 11 118°22'59.91" W
 12
 13
 14
 15
 16

C.A. CASE NO.: _____
 T-1
 Job No. 7001



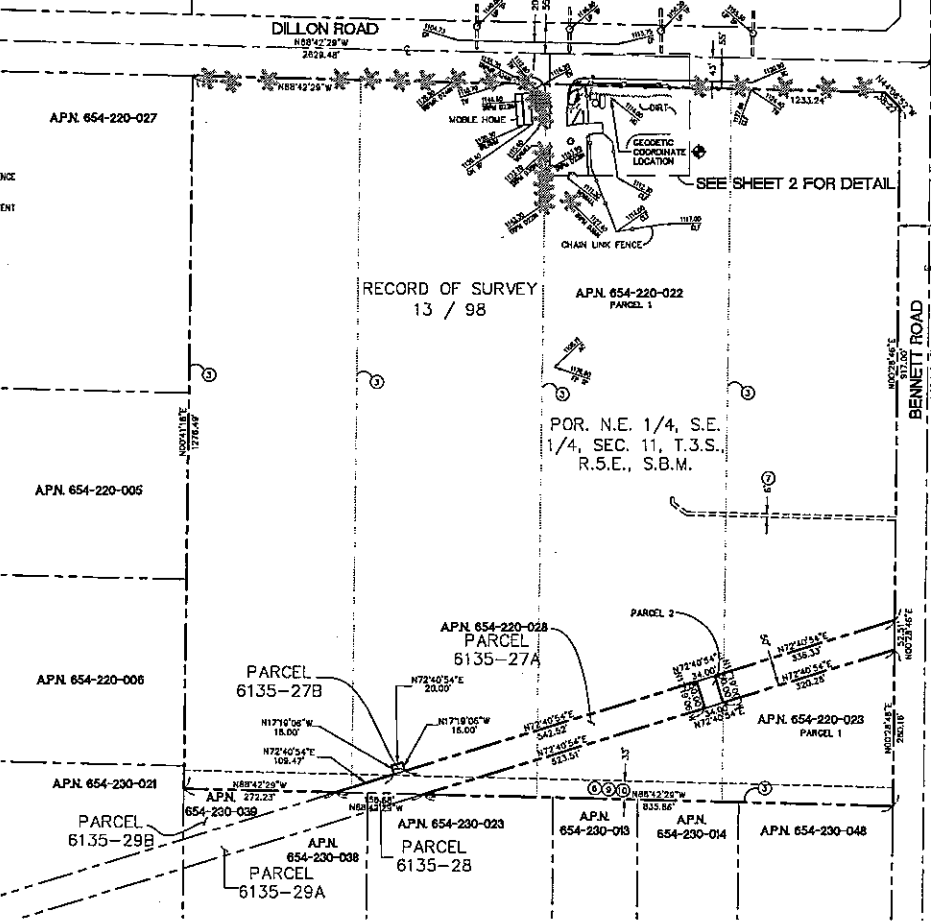
COORDINATES: \odot
 LATITUDE 37°52'29.09" N
 LONGITUDE 118°25'29.81" W
 NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTACH" G.P.S. RECEIVERS AND ASHTACH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.
 GROUND ELEVATION (9 GEODETIC COORDINATE LOCATION) = 1114 FEET (NAVD83)
BASIS OF BEARINGS:
 THE CENTERLINE OF DILLON ROAD BEING NORTH 88°42'29" WEST PER PARCEL MAP NO. 12709, P.L.M. 81/86, RECORDS OF RIVERSIDE COUNTY.
TITLE REPORT IDENTIFICATION:
 LAND AMERICA LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0713244-19, DATED: JANUARY 25, 2008.

EASEMENT NOTES:
 EASEMENT(S) SHOWN HEREON ARE PER LAND AMERICA LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0713244-19, DATED: JANUARY 25, 2008.
 ① AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR PUBLIC UTILITIES, RECORDED JANUARY 29, 1947 IN BOOK 808, PAGE 485 OF OFFICIAL RECORDS. (NO WIDTH GIVEN)
 ② AN EASEMENT TO COACHELLA VALLEY COUNTY WATER DISTRICT FOR PIPELINE, RECORDED JANUARY 19, 1966 AS INSTRUMENT NO. 6781 OF OFFICIAL RECORDS. (SLABMET IN NATURE)
 ③ AN IRREVOCABLE OFFER TO DEDICATE TO THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD AND PUBLIC UTILITY AND PUBLIC SERVICES, RECORDED FEBRUARY 9, 1971 AS INSTRUMENT NO. 13523 OF OFFICIAL RECORDS.
 ④ AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, RECORDED MARCH 15, 1971 AS INSTRUMENT NO. 25841 OF OFFICIAL RECORDS.
 ⑤ AN EASEMENT TO GENERAL TELEPHONE COMPANY OF CALIFORNIA FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES, RECORDED MARCH 5, 1973 AS INSTRUMENT NO. 27836 OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM SAID DOCUMENT)
 ⑥ AN EASEMENT TO THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITIES, RECORDED MAY 18, 1977 AS INSTRUMENT NO. 89253 OF OFFICIAL RECORDS.
 ⑦ ANY PRIVATE EASEMENTS THAT WERE NOT AFFECTED BY THE PROCEEDINGS VACATING AURORA ROAD BY INSTRUMENT RECORDED MAY 18, 1977 AS INSTRUMENT NO. 89253 OF OFFICIAL RECORDS.
 ○ DENOTES ITEM PLOTTED HEREON

PARCEL MAP
 NO. 12709
 P.M. 61 / 66

PARCEL 1
 APN. 654-180-007

- LEGEND:**
- AC ASPHALT CONCRETE
 - STW/BW BOAT BOW
 - STW/BW BOAT STEERN
 - CLT CHAIN LINK FENCE
 - CLM CHAIN LINK FENCE
 - CPD CONCRETE PAD
 - EDK ELECTRICAL BOX
 - ESB EDGE OF BUSH
 - EDJUNK EDGE OF JUNK
 - EDRK EDGE OF ROCK
 - EDRFK EDGE OF ROCK FOUNTAIN
 - EP EDGE OF PAVEMENT
 - FB FOUND
 - FP FLAG POLE
 - NG NATURAL GROUND
 - OD OVERDRAIN
 - OR ROCK
 - RFNT ROCK FOUNTAIN
 - SKV SKIRT
 - TC TOP OF CURB
 - TP TOP
 - TRH/M TRAILER HOME
 - TRP/M PALM TREE
 - TRP/M PALM TREE ROW
 - TRSR TIELO RISER
 - TRW TOP OF WALL
 - UP UTILITY POLE
 - UV UTILITY VAULT
 - WALL WOOD WALL
 - WELL WOOD WELL



RECORD OF SURVEY
 13 / 98

POR. N.E. 1/4, S.E.
 1/4, SEC. 11, T.3.S.
 R.S.E., S.B.M.

ASSESSOR'S IDENTIFICATION:
 RIVERSIDE COUNTY APN. 654-220-022 & 023
 AREA:
 ±36.20 ACRES PER RIVERSIDE COUNTY ASSESSOR
BENCH MARK:
 U.S.G.S. BENCH MARK "BM 1162"
 UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 1182" AS SHOWN ON THE "SEVEN PALMS VALLEY" 7.5 MINUTE DIAMONDRILLE MAP.
 ELEVATION: 1164.5 FEET A.M.S.L. (NAVD83)
LEGAL DESCRIPTION:
 PARCEL 1:
 THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, APPROVED JULY 22, 1915.
 EXCEPTING THEREFROM THE EASTERLY 55 FEET AND THE NORTHERLY 40 FEET AS CONVEYED TO THE COUNTY OF RIVERSIDE.
 ALSO EXCEPTING THEREFROM THOSE PORTIONS AS CONVEYED TO THE COUNTY OF RIVERSIDE IN DEED RECORDED FEBRUARY 16, 1971, AS DOCUMENT NO. 14843, OF OFFICIAL RECORDS.
 ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT BY DEED RECORDED DECEMBER 23, 1977, AS DOCUMENT NO. 254859, OF OFFICIAL RECORDS.
 PARCEL 2:
 AN EASEMENT FOR ACCESS PURPOSES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN AND USE A BRIDGE OVER MOSE CANYON CHANNEL WITHIN A STRIP OF LAND 34.00 FEET IN WIDTH LYING 17.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:
 COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF BENNETT ROAD WITH THE CENTERLINE OF PARCEL 6135-27A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 9, 1976, IN RECORD OF SURVEYS BOOK 82, PAGE 31, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA; THENCE SOUTH 72°42'16" WEST ALONG THE CENTERLINE OF SAID PARCEL 6135-27A A DISTANCE OF 403.07 FEET; THENCE NORTH 17°17'44" EAST 39.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 6135-27A AN TO THE POINT OF BEGINNING; THENCE SOUTH 17°17'44" EAST 39.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 6135-27A.
 EXCEPTING THEREFROM ANY MOBILE HOME LOCATED ON SAID PROPERTY.
DATE OF SURVEY:
 JANUARY 17, 2007

NO.	DATE	DESCRIPTION
1	1/23/07	REVISIONS
2	02/21/08	ISSUE FOR REVIEW
		ADDED TITLE INFO.

REMOVED BY:
BERT BARR
 LAND SURVEYING & MAPPING
 3100 ARMY AVENUE, SUITE 411
 COSTA MESA, CALIFORNIA 92626
 TEL: 714-541-1548 FAX: 714-541-1549

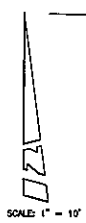
PREPARED FOR:
Verizon Wireless
 1500 S. Red Canyon Ave.
 DESERT HOT SPRINGS, CA 92241
 (941) 221-7000

TOPOGRAPHIC SURVEY
"LONG CANYON"
 70-875 DILLON RD.
 DESERT HOT SPRINGS, CA 92241



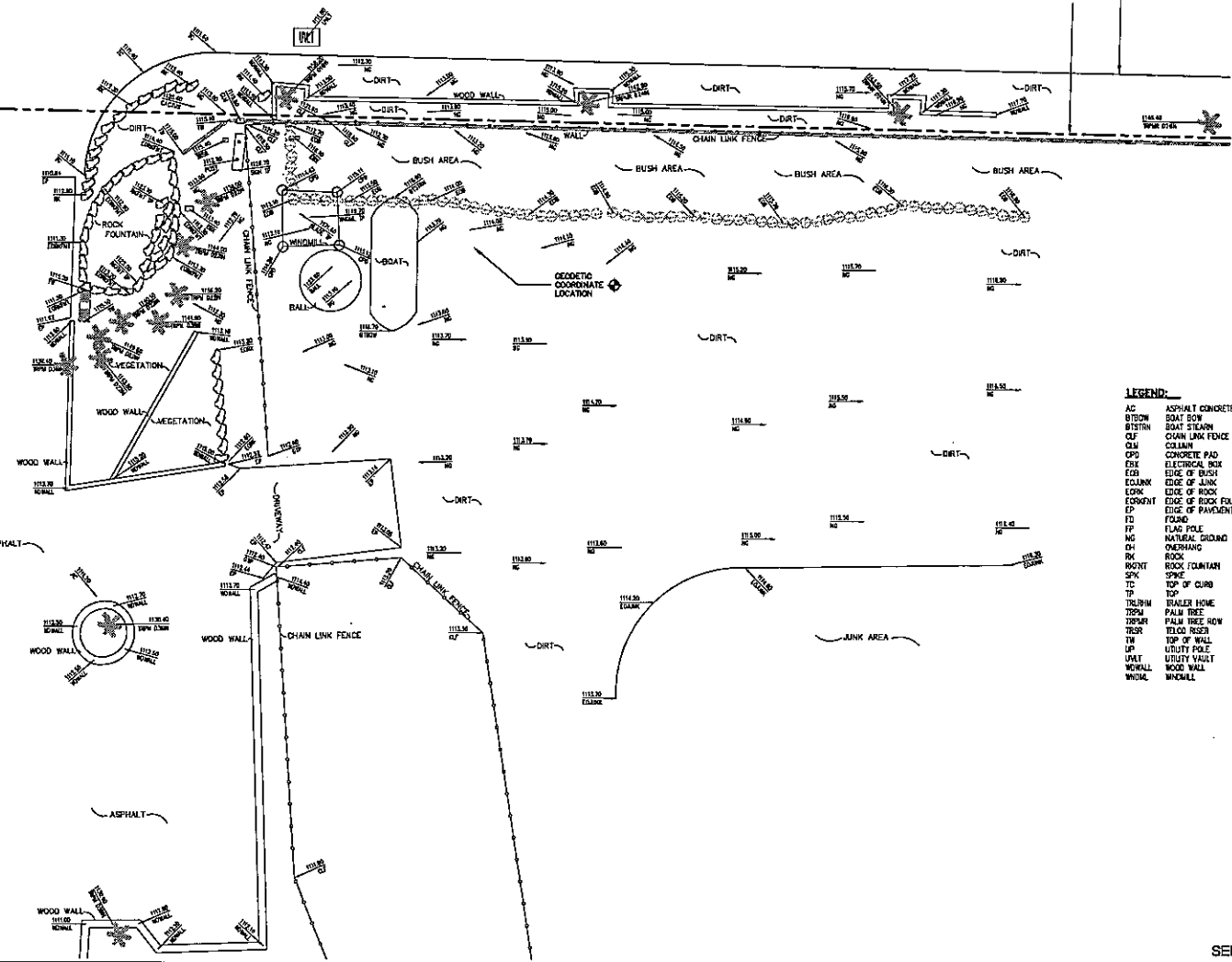
SCALE:	DATE:
1" = 100'	01/23/08
DRAWN BY:	CHECKED BY:
OR	MDL
DRAWING NO.:	
1	2

SEE SHEET 2 FOR SITE DETAILS



SCALE: 1" = 10'

DILLON ROAD
N85-42-22"W



LEGEND:

- AC ASPHALT CONCRETE
- AS ASPHALT
- BS BTM
- CF CHAIN LINK FENCE
- CLM COLLAR
- CPD CONCRETE PAD
- EBE ELECTRICAL BOX
- EBR EDGE OF BUSH
- EDJUNK EDGE OF JUNK
- ELKNSK EDGE OF ROCK
- EPORNT EDGE OF ROCK FOUNTAIN
- EP EDGE OF PAVEMENT
- FD FOUND
- FP FLAG POLE
- NG NATURAL GROUND
- OH OVERHANG
- ROK ROCK
- ROCKT ROCK FOUNTAIN
- SPK SPIKE
- TC TOP OF CURB
- TP TOP
- TRSHM TRAILER HOME
- TRSM TRAILER
- TRSMR TRAILER ROW
- TRSR TRAILER ROSE
- TRW TOP OF WALL
- UP UTILITY POLE
- UVLT UTILITY VAULT
- WALL WOOD WALL
- WINDM WINDMILL

- BLOCK WALL
- CHAIN LINK FENCE
- CENTERLINE
- FOUND MONUMENT
- UTILITY POLE
- UTILITY VAULT
- WOOD FENCE



REVISIONS	DATE	BY
1	1/23/08	DB
2	02/21/08	DB

PREPARED BY:
BERT BARR
ASSOCIATES, INC.
LAND SURVEYING & MAPPING
COSTA MESA, CALIFORNIA
714-951-1848 FAX
714-951-1848

PREPARED FOR:
verizon wireless
1000 Sycamore Ave.
Newport, CA 92550
(949) 222-2000

TOPOGRAPHIC SURVEY
"LONG CANYON"
70-875 DILLON RD.
DESERT HOT SPRINGS, CA 92241

SCALE:	DATE:
1" = 10'	01/23/08
DRAWN BY:	CHECKED BY:
DB	MOL

SEE SHEET 1 FOR BOUNDARY AND TITLE INFO

SHEET 2 OF 2

PARCEL MAP
NO. 12709
P.M. 61 / 66

EXISTING EDISON UTILITY
POLE (SCHEDULE 40)
VERIZON WIRELESS SOURCE
OF ELECTRICAL POINT OF
CONNECTION

PARCEL 1
APN. 654-180-007

PROPOSED VERIZON
WIRELESS 24" WIDE UTILITY
TRENCH FROM POWER POLE
TO NEW METER LOCATION,
SEE PLAN SHEET A-2

DILLON ROAD
N88°42'29"W
2629.48'

APN. 654-220-027

EXISTING TRAILER
HOME TO REMAIN
EXISTING ASPHALT
PAVED DRIVEWAY

PROPOSED VERIZON WIRELESS
AREA OF IMPROVEMENT
PROPOSED 30'-0" X 10'-0" DUG 53'
VERIZON WIRELESS LEASE AREA, SEE PLAN -
SHEET A-2

RECORD OF SURVEY
13 / 98

APN. 654-220-022
PARCEL 1

POR. N.E. 1/4, S.E.
1/4, SEC. 11, T.3.S.,
R.5.E., S.B.M.

BENNETT ROAD
N00°28'46"E
N00°28'46"E

APN. 654-220-005

APN. 654-220-008

PARCEL
6135-27B

APN. 654-220-028
PARCEL
6135-27A

PARCEL 2

APN. 654-220-023

APN. 654-230-021

APN. 654-230-039

PARCEL
6135-29B

APN.
654-230-038
PARCEL
6135-29A

APN. 654-230-023
PARCEL
6135-28

APN.
654-230-013

APN.
654-230-014

APN. 654-230-048

OVERALL
SITE PLAN



0 45 90 180
GRAPHIC SCALE

Dept.	Approved	Date
A&C		
RE		
RF		
ST		
LET		
GPS		
ECUT		

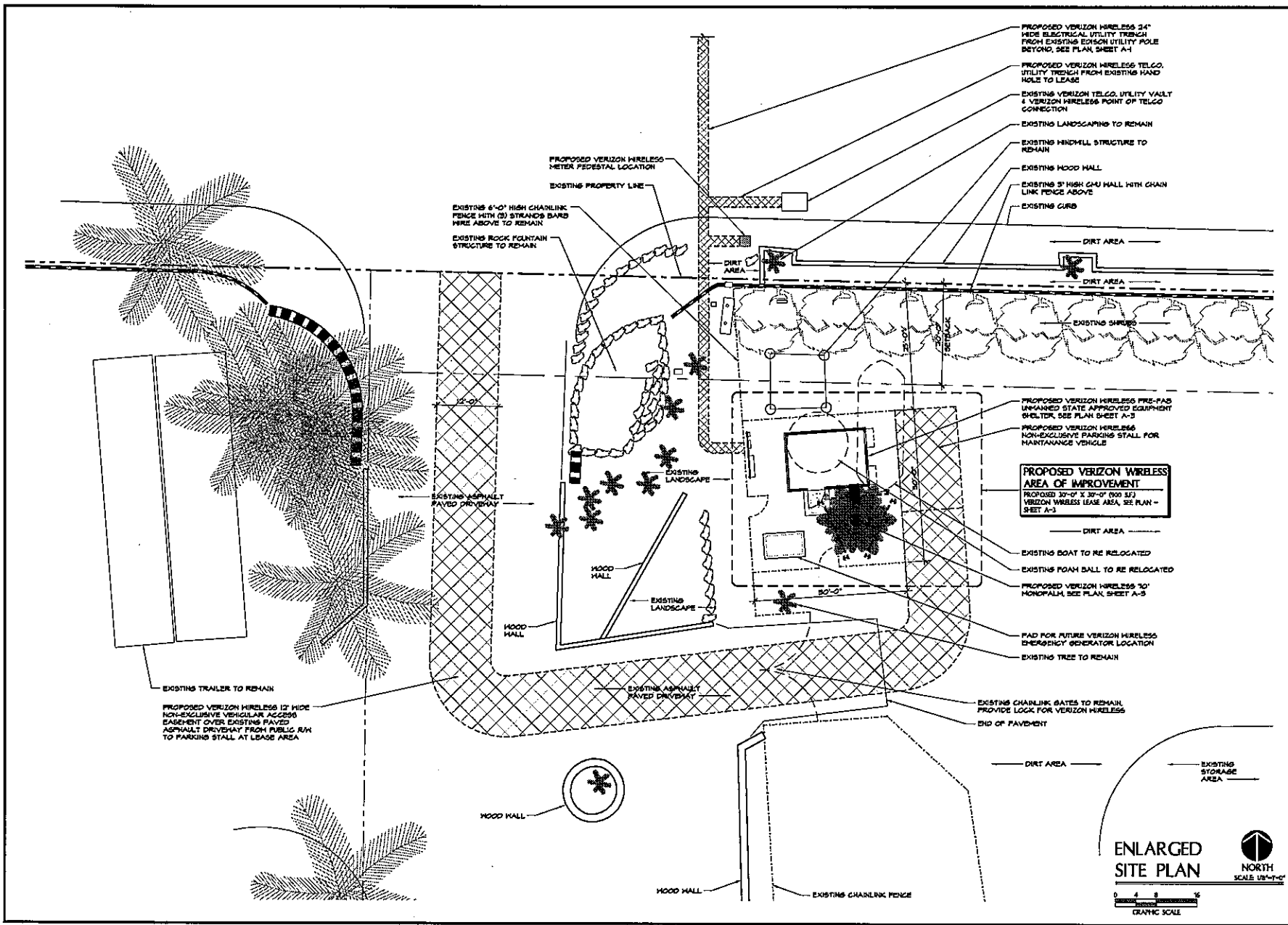
verizon wireless
15200 Sepulch Canyon Ave.
Irvine, CA 92618
(949) 258-7000

SITE NAME: 'LONG CANYON'
70875 DILLON ROAD
DESERT HOT SPRINGS, CA 92241
OVERALL SITE PLAN
ZONING

REVISIONS

NO.	DATE	DESCRIPTION
1	01/25/09	PRELIMINARY TO IMPROVEMENTS
2	02/10/09	ISSUE FOR PERMITS
3	02/10/09	ISSUE FOR PERMITS

A-1
JOB NO. 7091



Design Approval		Date
A&C	RE	
SE	REV	
EE	REV	
OPS	REV	
ECUT	REV	

derra

verizon wireless

16558 State Ave.
Building 101, First Floor
Irvine, CA 92618
(8-66) 285-7000

SITE NAME: "LONG CANYON"
70875 DILLON ROAD
DESERT HOT SPRINGS, CA 92241
ENLARGED SITE PLAN
ZONING

REVISIONS		DATE	BY	CHK
1	ISSUE FOR PERMIT TO EXCAVE			
2	ISSUE FOR PERMIT TO EXCAVE			
3	ISSUE FOR PERMIT TO EXCAVE			
4	ISSUE FOR PERMIT TO EXCAVE			
5	ISSUE FOR PERMIT TO EXCAVE			

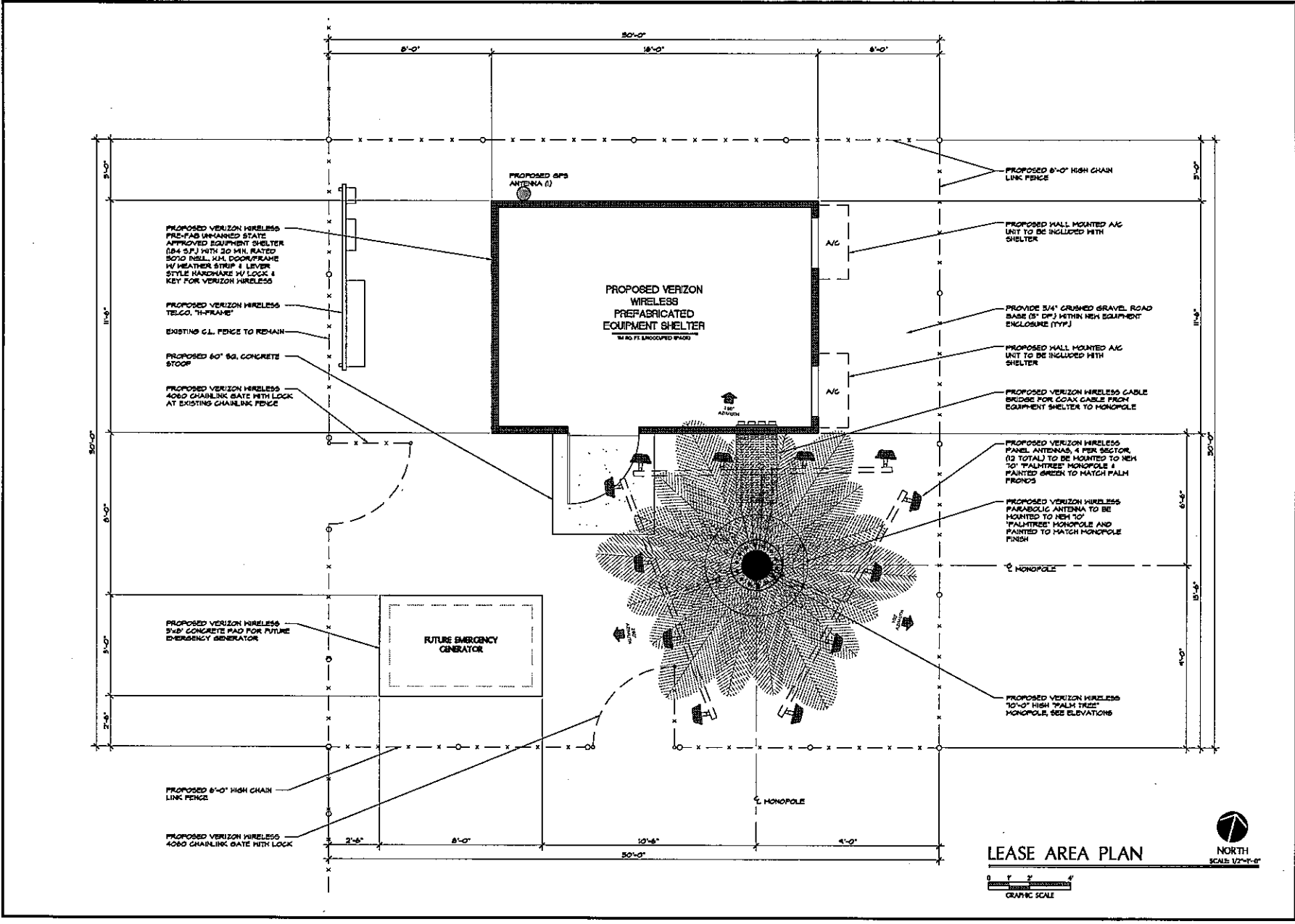
A-2

ISS. NO. 7004

ENLARGED SITE PLAN

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

0 4 8 16
GRAPHIC SCALE



Dept. Approval Data	
ASCC	
SE	
INT	
EE	
OPIS	
EE/CUT	

derra

verizon wireless

13305 Santa Ramona, Inc.
Building 101, First Floor
Irvine, CA 92618
(949) 266-7000

SITE NAME: "LONG CANYON"
 70875 DILLON ROAD
 DESERT HOT SPRINGS, CA 92241
LEASE AREA PLAN
 ZONING

Revisions	
01	ISSUED FOR PERMITS TO EXIST
02	ISSUED FOR CONSTRUCTION
03	ISSUED FOR RECORD
04	ISSUED FOR RECORD
05	ISSUED FOR RECORD
06	ISSUED FOR RECORD

A-3

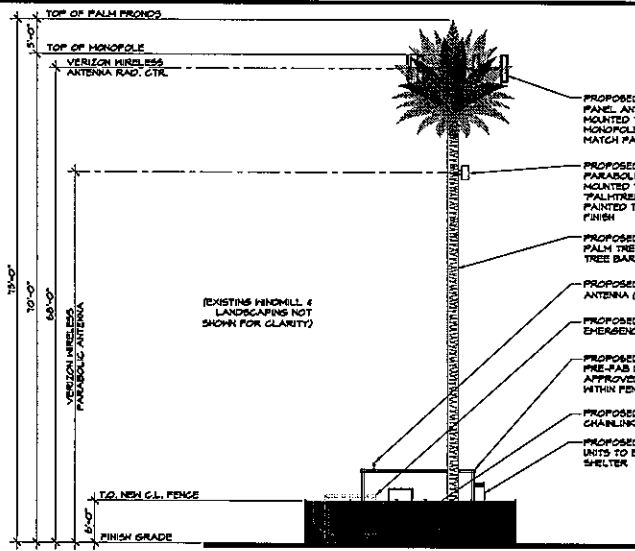
3/1/10

LEASE AREA PLAN



NORTH
SCALE: 1/2"=1'-0"





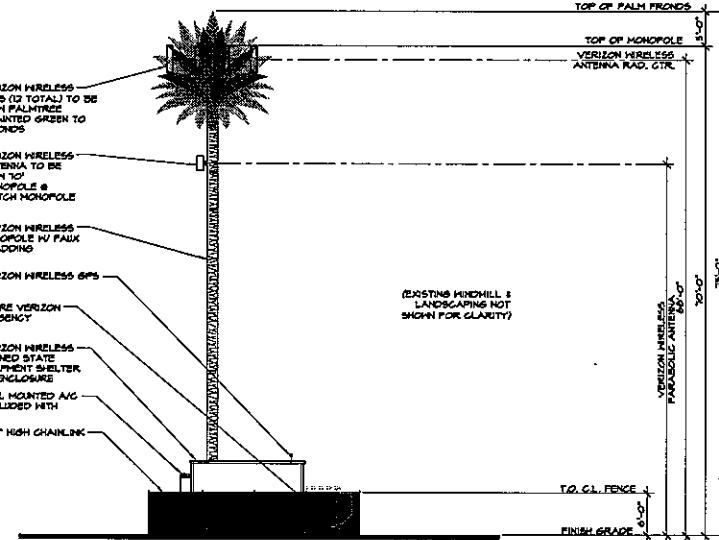
SOUTH ELEVATION

SCALE 1/8"=1'-0"



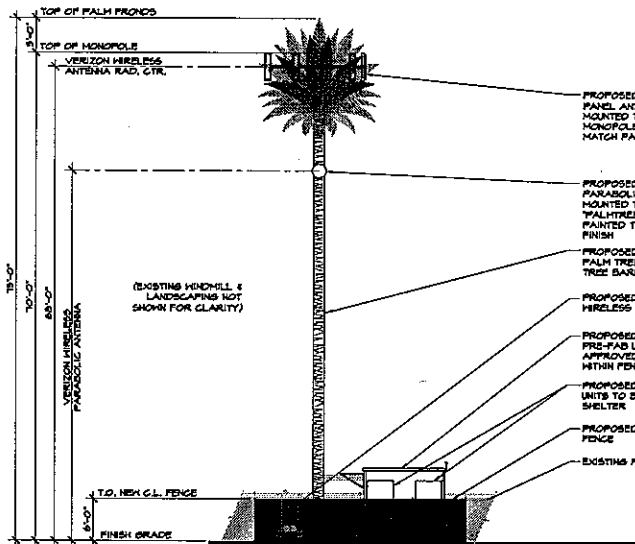
- PROPOSED VERIZON WIRELESS PANEL ANTENNAS (2 TOTAL) TO BE MOUNTED TO NEW PALMTREE MONOPOLE & PAINTED GREEN TO MATCH PALMFRONDS
- PROPOSED VERIZON WIRELESS PARABOLIC ANTENNA TO BE MOUNTED TO NEW 10' "PALMTREE" MONOPOLE & PAINTED TO MATCH MONOPOLE FINISH
- PROPOSED VERIZON WIRELESS PALM TREE MONOPOLE W/ FAUX TREE BARK CLADDING
- PROPOSED VERIZON WIRELESS 6PS ANTENNA (1)
- PROPOSED FUTURE VERIZON WIRELESS EMERGENCY GENERATOR
- PROPOSED VERIZON WIRELESS PRE-FAB UNMANNED STATE APPROVED EQUIPMENT SHELTER WITHIN FENCED ENCLOSURE
- PROPOSED VERIZON WIRELESS 4000 CHAINLINK GATE WITH LOCK
- PROPOSED HALL MOUNTED A/C UNITS TO BE INCLUDED WITH SHELTER

- PROPOSED VERIZON WIRELESS PARABOLIC ANTENNA TO BE MOUNTED TO NEW PALMTREE MONOPOLE & PAINTED GREEN TO MATCH PALMFRONDS
- PROPOSED VERIZON WIRELESS PALM TREE MONOPOLE W/ FAUX TREE BARK CLADDING
- PROPOSED VERIZON WIRELESS 6PS ANTENNA (1)
- PROPOSED FUTURE VERIZON WIRELESS EMERGENCY GENERATOR
- PROPOSED VERIZON WIRELESS PRE-FAB UNMANNED STATE APPROVED EQUIPMENT SHELTER WITHIN FENCED ENCLOSURE
- PROPOSED HALL MOUNTED A/C UNITS TO BE INCLUDED WITH SHELTER
- PROPOSED 6'-0" HIGH CHAINLINK FENCE



NORTH ELEVATION

SCALE 1/8"=1'-0"



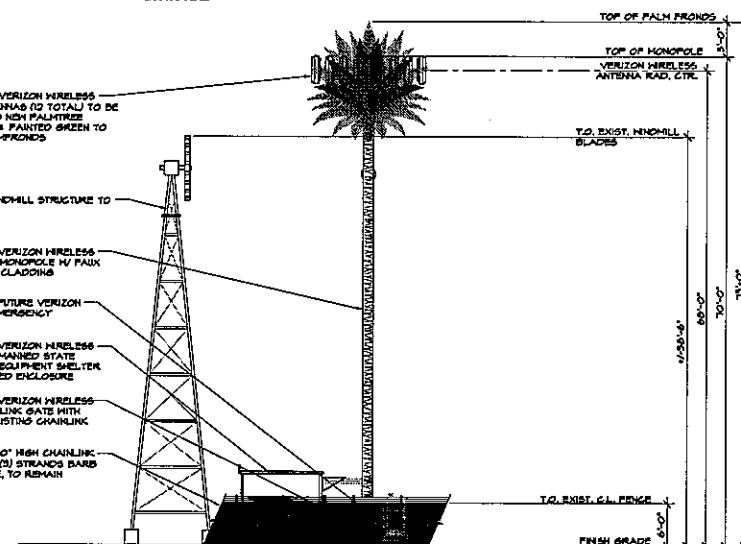
EAST ELEVATION

SCALE 1/8"=1'-0"



- PROPOSED VERIZON WIRELESS PANEL ANTENNAS (2 TOTAL) TO BE MOUNTED TO NEW PALMTREE MONOPOLE & PAINTED GREEN TO MATCH PALMFRONDS
- PROPOSED VERIZON WIRELESS PARABOLIC ANTENNA TO BE MOUNTED TO NEW 10' "PALMTREE" MONOPOLE & PAINTED TO MATCH MONOPOLE FINISH
- PROPOSED VERIZON WIRELESS PALM TREE MONOPOLE W/ FAUX TREE BARK CLADDING
- PROPOSED FUTURE VERIZON WIRELESS EMERGENCY GENERATOR
- PROPOSED VERIZON WIRELESS PRE-FAB UNMANNED STATE APPROVED EQUIPMENT SHELTER WITHIN FENCED ENCLOSURE
- PROPOSED HALL MOUNTED A/C UNITS TO BE INCLUDED WITH SHELTER
- PROPOSED 6'-0" HIGH CHAINLINK FENCE
- EXISTING FENCE BEYOND

- PROPOSED VERIZON WIRELESS PANEL ANTENNAS (2 TOTAL) TO BE MOUNTED TO NEW PALMTREE MONOPOLE & PAINTED GREEN TO MATCH PALMFRONDS
- EXISTING HINDMILL STRUCTURE TO REMAIN
- PROPOSED VERIZON WIRELESS PALM TREE MONOPOLE W/ FAUX TREE BARK CLADDING
- PROPOSED FUTURE VERIZON WIRELESS EMERGENCY GENERATOR
- PROPOSED VERIZON WIRELESS PRE-FAB UNMANNED STATE APPROVED EQUIPMENT SHELTER WITHIN FENCED ENCLOSURE
- PROPOSED VERIZON WIRELESS 4000 CHAINLINK GATE WITH LOCK AT EXISTING CHAINLINK FENCE
- EXISTING 6'-0" HIGH CHAINLINK FENCE WITH (2) STRANDS BARK FIBRE ABOVE, TO REMAIN



WEST ELEVATION

SCALE 1/8"=1'-0"



Date Approved: Date					
ARC	RF	INT	EE	OPS	ECOUT

derra

verizon wireless

15505 Sand Canyon Ave.
Building "D", First Floor
Irvine, CA 92618
(949) 866-7000

SITE NAME: "LONG CANYON"
70875 DILLON ROAD
DESERT HOT SPRINGS, CA 92241
ELEVATIONS
ZONING

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT	
3	ISSUED FOR PERMIT	
4	ISSUED FOR PERMIT	

A-4

Job No. 739H

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42157
Project Case Type (s) and Number(s): Plot Plan No. 24068
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Verizon Wireless
Applicant's Address: 15505 Sand Canyon Ave. Bldg D, 1st Fl, Irvine, CA 92618
Engineer's Name: Plancom, Inc.
Engineer's Address: 250 El Camino Real, Suite 117, Tustin, CA 92780

I. PROJECT INFORMATION

A. Project Description: The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however section 18.34 of Ordinance 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility.

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

C. Total Project Area: 900 square feet on a 33.54 acre parcel

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 900 square foot lease area			

D. Assessor's Parcel No(s): 647-080-030

E. Street References: Northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 5 East, Section 11

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is being utilized as a mobile home park and it is surrounded by mostly vacant land to the north, south, east and west with some scattered single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding

area. The proposed project is consistent with the Community Development: High Density Residential (CD:HDR) (8-14 Dwelling Units per Acre) land use designation, the Hot Springs Policy Area, and other applicable land use policies within the General Plan.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable 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.

B. General Plan Area Plan(s): Western Coachella Valley

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

D. Land Use Designation(s): High Density Residential (HDR)

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

F. Policy Area(s), if any: Hot Springs Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural: Rural Desert (R:RD) (10 Acres Minimum) to the north, Rural: Rural Residential (R:RR) (5 Acres Minimum) to the south and east, and Community Development: Medium High Density Residential (CD:MHDR) (5 – 8 Dwelling Units per Acre) and Rural: Rural Residential (R:RR) (5 Acres Minimum) to the west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Controlled Development Areas (W-2)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Mobile Home Subdivisions & Mobile Home Parks (R-T) to the north, Controlled Development Areas (W-2) to south and west, and One Family Dwellings - 1 and ¼ Acres Minimum (R-1-1 ¼) to the east.

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

June 14, 2010

Date

Damaris Abraham
Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The proposed project is located within the vicinity of Dillon Road, which is County Eligible Scenic Highway. However, the project has been designed to be disguised as a palm tree in order to minimize the visual impact of the telecommunication facility and will also blend in with the live palm trees existing in the project area. In addition, the equipment shelter has been designed to blend in with the surrounding setting and will be screened by the existing landscaping. The project also complies with the 50' setback required for a project adjacent to a scenic highway. Therefore, the project does not have the potential to have a substantial impact upon the scenic highway corridor. The project has a less than significant impact.

b) The site is not anticipated to obstruct any prominent scenic vistas, views open to the public, or result in the creation of an aesthetically offensive site open to public view. Additionally, the project has been designed to be disguised as a palm tree and will blend in with the live palm trees existing in the project area. In addition, the equipment shelter has also been designed to blend in with the surrounding setting and will be screened by the existing landscaping to minimize the visual impact of the telecommunication facility. Impacts are less than significant with mitigation incorporated.

Mitigation: Prior to building permit issuance, the developer/permit holder shall provide a palm frond design that is consistent with the approved plot plan and that covers all antennas. (COA 80.PLANNING. 3) and the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that covers all of the antennas (COA 90.PLANNING.7).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) According to GIS database, the project site is located 46.39 miles away from Mt. Palomar Observatory. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed telecommunication facility may provide a service light to be used at the time of servicing the facility. However, it will not create new sources of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

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

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

Source: GIS database, and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of designated farmland – as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.
- b) According to GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to General Plan, 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

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

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Lakeview/Nuevo Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which is considered a sensitive receptor, however, an unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned telecommunications facility is not considered a substantial point source emitter or a sensitive receptor.

f) The project will not create objectionable odors affecting a substantial number of people.

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Department (EPD) review

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

The project site is fully developed and no biological impacts are anticipated.

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). Therefore, there is no impact.

b) The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not 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). Therefore, there is no impact.

c) The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP). The project will not 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 Game or U. S. Wildlife Service. Therefore, there is no impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is fully disturbed with an existing mobile home park on site. And project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred from grading for the use of the mobile home park existing on site. The project site does not contain an archaeological site. Therefore, the project will not alter or destroy an archaeological site.

b) The proposed project is not expected to impact archaeological resources. If, however, during ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. (COA 10.PLANNING.20) Therefore, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.19) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

10. 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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, 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. (10.PLANNING.17) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02178)

Findings of Fact:

a-b) According to Figure S-2, no active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. 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"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02178)

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is very low at this site. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review (GEO02178)

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. 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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review (GEO02178)

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have 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.

15. 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: GIS database, County Geologist review (GEO02178)

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, GEO02178 concluded that subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the proposed development. GEO02178 recommended that the monopalm be supported by a semi rigid mat footing as a preferred foundation. (Alternatively, a cast-in place concrete caisson with the minimum diameter of 48 inches and extended to a minimum depth of 15 feet below the ground surface.) (COA 10.PLANNING.22) However, said condition is not considered unique mitigation and is not required for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review (GEO02178)

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a-c) Standard conditions of approval have been added stating that a grading permit is required prior to construction grading. These conditions are not considered unique mitigation and are not required for CEQA implementation purposes. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. 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"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is for the installation of an unmanned wireless telecommunication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. 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"/>
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b) Result in any increase in water erosion either on or

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

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

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a high to moderate wind erosion susceptibility area. The project could be influenced by wind erosion and blowsand issues during project grading. Blowsand can create drifting sand dunes and can act as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with the AQMD Rule 403.1 shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit (COA 60.BS GRADE.2). With the incorporation of this mitigation measure, the project will have a less than significant impact.

Mitigation: Prior to grading permit issuance, a PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval (COA 60.BS GRADE.2).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan check process.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly

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

Source: Project application materials

Findings of Fact:

a) The project is for the installation of a 70 foot high monopalm within a 900 square foot lease area. The installation of the monopalm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) The project does not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter mile of an existing or proposed school. The project is not located on a list of hazardous materials sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. 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	<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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residences are intermixed with wildlands?

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

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Due to the small size and limited development of the project site, the site shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered less than significant.

b) Due to the small size and limited development of the project site, the project is not anticipated to violate any water quality standards or waste discharge requirements.

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

d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant

e) The project site is not located within a 100 year flood zone. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project shall not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

g) The project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit (COA 60. BS GRADE.1). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

h) The project does not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is protected from major flood hazard by the District's Wide Canyon Channel (Project No. 6-0-00135) and any localized flood hazard is provided by improvements associated with the mobile home park. The project is considered free from ordinary storm flood hazard. In addition, because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have less than significant impact.

b) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is protected from major flood hazard by the District's Wide Canyon Channel (Project No. 6-0-00135) and any localized flood hazard is provided by improvements associated with the mobile home park. The project is considered free from ordinary storm flood hazard.. In addition, because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the project will have less than significant impact.

c) According to the Riverside County Flood Control District Flood Hazard Report/Condition the site is protected from major flood hazard by the District's Wide Canyon Channel (Project No. 6-0-00135) and any localized flood hazard is provided by improvements associated with the mobile home park. The project is considered free from ordinary storm flood hazard. The project will not 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). Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have 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
LAND USE/PLANNING Would the project				
27. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: High Density Residential (CD: HDR) (8 – 14 Dwellings Units per Acre) and the policies of the Hot Springs Policy Area in the Western Coachella Valley Area Plan. Policy WCVAP 3.1 requires that all residential development at the Community Development densities have available public facilities and services. The proposed wireless telecommunication facility will provide better phone coverage for the existing mobile home park and the surrounding area. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not located within a city sphere of influence. Therefore, it will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive 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-b) The project will be consistent with the site's existing zoning of Controlled Development Areas – 10 Acres Minimum (W-2-10). The project is surrounded by properties which are zoned Mobile Home Subdivisions & Mobile Home Parks (R-T) to the north, Controlled Development Areas (W-2) to south

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and west, and One Family Dwellings - 1 and ¼ Acres Minimum (R-1-1 ¼) to the east. The project will have no impact.

c) The proposed cell tower will be designed as a 70 foot high monopalm. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. 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?

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?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a-b) According to General Plan Figure OS-5, the proposed project is located in an area that is designated MRZ-3. MRZ-3 is an area where mineral deposits are likely to exist however the significance of the deposits is undetermined. In addition, the project site is a developed mobile home park and potential impacts were covered under the grading permit for the mobile home park. Therefore, the project will have a less than significant impact.

c-d) The proposed project is not located within the vicinity of a surface mine, therefore it is not subject to creating an incompatible land use. The proposed project will have no impact with regard to incompatible land uses located adjacent to an existing surface mine. The proposed project is not located within the vicinity of any quarries or mines which may pose a risk for people or property. The proposed project will have no impact with regard to exposure to quarries or mines. 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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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. 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: There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not directly adjacent to any Highway. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

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

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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)?

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

Findings of Fact:

a) The project is a 70 foot high monopalms with an equipment shelter in a 900 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a Redevelopment Area. Therefore, the project will not affect a County Redevelopment Project Area. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 90.PLANNING.4) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

a) The project proposes a 70 foot high monopalm and an equipment shelter within a 900 square foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

c) The project is not located within a county service area. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The RCIP identifies a Class I Bikeway/Regional Trail along the south side of Dillon Road, but the project area will not affect the Class I Bikeway/Regional Trail. However, future development within the parcel will be required to provide a 40' trail easement outside of road right-of-way. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact: The RCIP identifies a Class I Bikeway/Regional Trail along the south side of Dillon Road, but the project area will not affect the Class I Bikeway/Regional Trail. However, future development within the parcel will be required to provide a 40' trail easement outside of road right-of-way. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

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

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management Department. The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities. The project will have 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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48. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

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

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCIP: Riverside County Integrated Project.
- RCLIS: Riverside County Land Information System
- Geology: Geology Report No. 2178

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

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

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning PP24068. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 24068 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 24068, Exhibit A-1, A-2, A-3, A-4, and A-5, dated June 18, 2009.

APPROVED EXHIBIT B = Plot Plan No. 24068, Exhibit B, dated June 18, 2009.

APPROVED EXHIBIT C = Plot Plan No. 24068, Exhibit C, dated June 18, 2009.

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

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Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 UNMANNED FACILITY

RECOMMND

Plot Plan#24068 proposes to install an unmanned wireless communications facility disguised as a 70 foot high monopole consisting of 12 antennas, one parabolic antenna, one GPS antenna, and emergency generator and an equipment shelter. Since no plumbing fixtures, no dedicated onsite wastewater treatment system is required for this facility.

FIRE DEPARTMENT

10.FIRE. 1 USE - CONTACT INFORMATION

INEFFECT

Please provide information indicating contact in event of an emergency. Post information on gate leading to wireless facility. Please use weather-proof/ resistant posting materials.

10.FIRE. 2 USE-#89-RAPID HAZMAT BOX

INEFFECT

Rapid entry key storage cabinet or padlock shall be installed on the outside of the primary entrance. If storage cabinet is installed, plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

Plot Plan 24068 is a proposal to install a wireless telecommunications facility including a mono-pole within a portion of a mobile home park (CUP 01222) in the Desert Hot Springs area on the southwest corner of Dillion Road and Bennett Road.

The site is protected from major flood hazard by the District's Wide Canyon Channel (Project No. 6 - 0 - 00135) and any localized flood hazard is provided by improvements associated with the mobile home park. Therefore, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. Any grading for the equipment shall perpetuate the existing drainage patterns of the area. New construction shall comply with all applicable ordinances.

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

10. GENERAL CONDITIONS

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

The District does not object to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, B, and C, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 6 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 7 USE - MAX HEIGHT RECOMMND

The monopalm/antenna array located within the property shall not exceed a height of 70 feet. However, the project shall be required to provide an additional 5 feet of palm fronds above the antenna panels creating an overall height of 75' high.

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10. GENERAL CONDITIONS

10.PLANNING. 8 USE - CO-LOCATION RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 9 USE - FUTURE INTERFERENCE RECOMMND

If the operation of the facilities authorized by this approved plot plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10.PLANNING. 12 USE - NO USE PROPOSED LIMIT CT RECOMMND

The balance of the subject property, APN: 654-220-022 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10.PLANNING. 13 USE - EQUIPMENT/BLDG COLOR CT RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the monopalm (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green in order to minimize visual impacts.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 14 USE - SITE MAINTENANCE CT RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - SITE MAINTENANCE CT (cont.) RECOMMND

minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

10.PLANNING. 15 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 16 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 17 USE - LOW PALEO RECOMMND

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 applicant shall retain a qualified paleontologist approved by the County of Riverside.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - LOW PALEO (cont.)

RECOMMND

3.The paleontologist shall determine the significance of the encountered fossil remains.

4.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.

5.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.

6.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 18 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful

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10. GENERAL CONDITIONS

10.PLANNING. 18

USE - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

Should the existing landscape screen that surrounds the cell site be removed or become irreparably damaged, the developer/permit holder shall ensure adequate screening by:

- 1) Submitting landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859, and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping.
- 2) Ensuring that landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Executing the approved landscape plans and making provisions for the requisite security deposit and landscape inspections; and,
- 4) Ensuring that all landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 19

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 19

GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 20

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 20 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 21 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 22 USE - GEO02178 RECOMMND

County Geologic Report (GEO) No. 2178, submitted for this project (PP24068) was prepared by Koury Geotechnical Services, Inc. and is entitled "Geologic Hazard Evaluation, Proposed Verizon Wireless Facility Located at: 70875 Dillon Road, Desert Hot Springs, California", dated October 6, 2009. In addition, the following documents were submitted for this project:

Geotechnical Solutions, Inc., October 7, 2008, "Geotechnical Engineering Report, Verizon Cellular Facility, Long Canyon, at 70875 Dillon Road, Desert Hot Springs, California".

Geotechnical Solutions, Inc., March 8, 2010, "Response to County Review Comment #2, Geotechnical Engineering Report, VZW Long Canyon, 70875 Dillon Road, Desert Hot Springs, California".

Koury Geotechnical Services, Inc., "Response to Review for County Geologic Report No. 2178, Proposed Verizon Wireless Facility Located at: 70875 Dillon Road, Desert Hot Springs, California".

These documents are herein incorporated as a part of GEO02178.

GEO02178 conclude:

1. There are no known faults at the site. There are no

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - GEO02178 (cont.)

RECOMMND

active faults at this site.

2.The potential for liquefaction is very low at this site.

3.Subsidence in the area will not cause any differential settlement or cracking of the foundation and will therefore have a minimal impact on the proposed development.

4.Landslides are not a potential hazard to the site.

5.Tsunamis and seiching are not potential hazards to the site.

GEO02178 recommended:

1.The monopole should be supported by a semi rigid mat footing as a preferred foundation system. (Alternatively, a cast-in place concrete caisson with the minimum diameter of 48 inches and extended to a minimum depth of 15 feet below the ground surface.)

GEO02178 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02178 is hereby accepted for Planning purposes for this project only (PP24068). This approval is not intended, and should not be misconstrued as approval for grading permit or for any other project or construction at this site. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or

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10. GENERAL CONDITIONS

10.TRANS. 5 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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

10.TRANS. 6 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

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

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension 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.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was 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 co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 2 USE* -PM10 PLAN REQUIRED

RECOMMND

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 USE* -PM10 PLAN REQUIRED (cont.) RECOMMND

prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT B, dated June 18 2009.

80.PLANNING. 2 USE - LIGHTING PLANS CT RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

80.PLANNING. 3 USE - PALM FRONDS RECOMMND

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan, that covers all antennas. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 4 USE - SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

80.TRANS. 4 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Prior to project approval, the project proponent shall provide/acquire evidence of legal rights for use of the proposed on-site access road.

The developer shall provide written assurance(s) from the owner(s) of the property underlying the access road that sufficient easement will be provided as approved by the Transportation and Planning Departments.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS INEFFECT

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

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND RECOMMND

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

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS RECOMMND

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

90.PLANNING. 4 USE - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 24068 has been calculated to be 0.02 net acres.

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

90.PLANNING. 5 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

90.PLANNING. 6 USE - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, 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. 24068 is calculated to

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ORD 875 CVMSHCP FEE (2) (cont.) RECOMMND

be 0.02 acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7 USE - PALM FRONDS RECOMMND

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that covers all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

TRANS DEPARTMENT

90.TRANS. 11 USE - UTILITY PLAN CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. A disposition note describing the above shall be reflected on the site plan. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 12 USE-UTILITY INSTALL CELL TOWER RECOMMND

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: **May 8, 2009**

TO:

GRADING/PLAN CHECK
FIRE PROTECTION
TRANSPORTATION
ENVIRONMENTAL HEALTH
RIV.CO. GEOLOGIST
RIV.CO. ARCHAEOLOGIST
RIV. CO. FLOOD CONTROL DISTRICT
RIV. CO. REGIONAL PARKS & OPEN SPACE DISTRICT
RIV. CO. ENVIRONMENTAL PROGRAMS DEPARTMENT
RIV. CO. LANDSCAPE PROGRAM DEPARTMENT
RIV. CO. TRAILS COORDINATOR – Attn: Jerry Jolliffe
RIV. CO. INFORMATION TECHNOLOGY – Attn: John Sarkasian
RIV. CO. FOURTH DISTRICT SUPERVISOR: WILSON
PLANNING COMMISSIONER: PORRAS
DESERT EDGE COMMUNITY COUNCIL
PALM SPRINGS UNIFIED SCHOOL DISTRICT
IMPERIAL IRRIGATION DISTRICT
VERIZON
DESERT FILE / CENTRAL FILE

PLOT PLAN NO. 24068 – EA42157 – Applicant: Verizon Wireless – Engineer/Representative: Plancom Inc. - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Community Plan: Community Development: High Density Residential (CD: HDR) (8 – 14 DU/AC) – Location: Northerly of Varner Road, southerly of Dillon Road, easterly of Mountain View Road, westerly of Bennett Road, located at 70875 Dillon Road, Desert Hot Springs, CA. – 1 Gross Acre – Zoning: Controlled Development Areas (W-2) – **REQUEST:** The plot plan proposes to install and operate a wireless communications facility disguised as a 70-foot high monopalm consisting of 12 antennas, one parabolic antenna, one GPS antenna, emergency generator, 184 square-foot equipment shelter, and wall mounted cabinets located within a 900 square-foot lease area within an approximately 36-acre property currently being used as a mobile home park.

APN: 654-220-022

CONCURRENT CASE: EA42157, CFG05510

RELATED CASES: NONE

Please review the case described above, along with the attached map(s) and/or exhibit(s). This case is scheduled for a **LDC meeting on June 18, 2009**. All LDC Members please have draft conditions in the Land Management System (LMS) on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case. Should you have any questions regarding this project, please do not hesitate to contact **Maurice Borrows, Project Planner**, at (760) 863-8277 or email at mborrows@rctlma.org / **MAILSTOP# 4035**.

COMMENTS:

DATE: _____ SIGNATURE: _____
PRINT NAME: _____ TITLE: _____

If you do not use this letter for your response, please indicate case number and project planner's name. Thank You.

TML: CM

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

0005081

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP 24068 DATE SUBMITTED: 4-15-09

APPLICATION INFORMATION *EA 42157* *CFG 05510*

Applicant's Name: VERIZON WIRELESS E-Mail: _____

Mailing Address: 15505 SAND CANYON, BLDG D - 1ST FLR.
IRVINE CA 92618
City State ZIP

Daytime Phone No: (949) 286-7000 Fax No: ()

Engineer/Representative's Name: ERIC MEURS - PLANCOM, INC E-Mail: eric.meurse@plancominc.com

Mailing Address: 250 EL CAMINO REAL, SUITE 117
TUSTIN CA 92780
City State ZIP

Daytime Phone No: (949) 370-5939 Fax No: (714) 731-2166

Property Owner's Name: STUART M. RICE E-Mail: _____

Mailing Address: 70-875 DILLON RD.
DESERT HOT SPRINGS CA 92241
City State ZIP

Daytime Phone No: (310) 480-7413 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

ERIC MEURS

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

SEE ATTACHED LOA

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 654-220-022

Section: 11 Township: 3 SOUTH Range: 5 EAST

Approximate Gross Acreage: ± 33.56

General location (nearby or cross streets): North of VARNER RD, South of DILLON RD, East of MOUNTAIN VIEW, West of BENNETT RD

Thomas Brothers map, edition year, page number, and coordinates: RIVERSIDE, 2005, 727, J-1

APPLICATION FOR LAND USE AND DEVELOPMENT

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

UNMANNED WIRELESS COMMUNICATIONS FACILITY CONSISTING OF
A NEW 11'-6 X 16 PREFABRICATED SHELTER AND A NEW 70'
HIGH MONO PALM TOWER WITH 12 PANEL ANTENNAS AND 1 PARABOLIC
ANTENNA.

Related cases filed in conjunction with this request:

NONE

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

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

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: NONE

Estimated amount of fill = cubic yards NONE

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

Import _____ Export _____ Neither X

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

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. 24068 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Verizon Wireless – Engineer/Representative: Plancom, Inc. - Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR) (8 – 14 Dwelling Units per Acre) – Location: Northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road, more specifically, 70875 Dillon Road, Desert Hot Springs, CA – 33.54 Acres - Zoning: Controlled Development Areas (W-2) - **REQUEST:** The Plot Plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area. The maximum height allowed for structures in the W-2 zone is 50 feet, however section 18.34 of Ordinance 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility. - APN: 654-220-030. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: July 19, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
38686 EI CERRITO ROAD
Palm Desert, CA 92211

For further information regarding this project, please contact Damaris Abraham at 951-955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/dh/current_dh.html

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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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:
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/20/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP 24068 For

Company or Individual's Name Planning Department

Distance buffered ~~600'~~ 1000'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

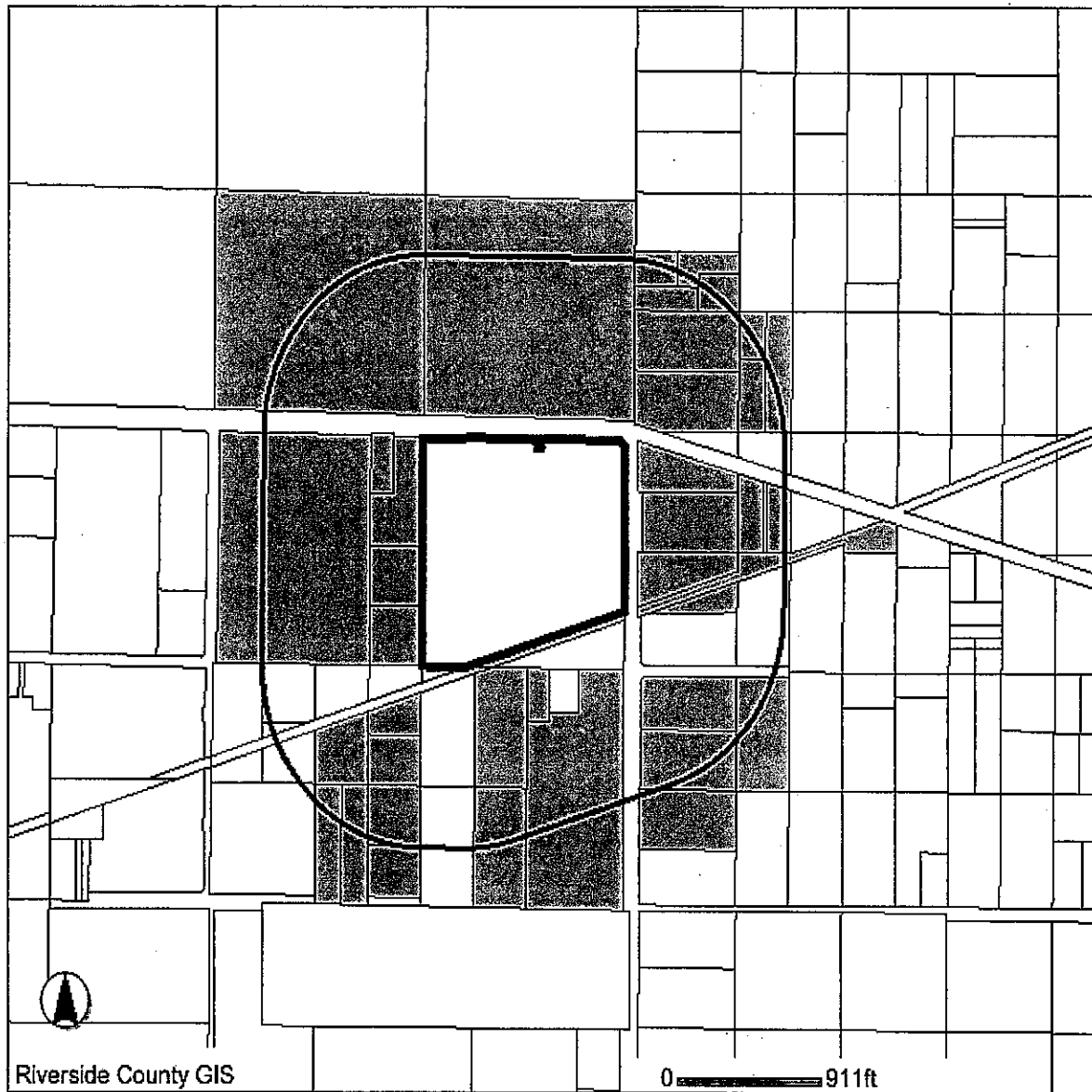
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 5/20/2010 
EXPIRES: 11/20/2010

1000 feet buffer



Selected parcel(s):

654-180-007 654-180-018 654-220-005 654-220-006 654-220-026 654-220-027 654-220-028
 654-220-029 654-220-031 654-230-006 654-230-007 654-230-012 654-230-013 654-230-023
 654-230-042 654-230-045 654-230-048 654-230-049 654-230-051 654-230-056 654-250-003
 654-250-004 654-250-007 654-250-008 654-250-009 654-250-025 654-250-026 654-250-027
 654-250-028 654-282-001 654-282-002 654-282-006 654-282-031 654-282-042 654-282-047
 654-282-048 654-282-051 654-290-002 654-290-003 654-290-025 654-290-026

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...05/20/2010

APN: 654180007 ASMT: 654180007
PAEK PAUL & HELEN FAMILY TRUST
C/O PAUL PAEK
950 S WESTERN AVE
LOS ANGELES CA 90006

APN: 654180018 ASMT: 654180018
CALIENTE SPRINGS
C/O TIMOTHY MANTHEI
74711 DILLON RD
DESERT HOT SPRINGS CA 92241

APN: 654220005 ASMT: 654220005
BETTY H HUDSPETH
P O BOX 31
DSRT HOT SPGS CA 92240

APN: 654220006 ASMT: 654220006
STUART M RICE
70875 DILLON RD
DSRT HOT SPG CA 92241

APN: 654220026 ASMT: 654220026
GENERAL TELEPHONE CO OF CALIF
C/O GTE ATTN GARY WILLIAMS HQCO2G08
P O BOX 152206
IRVING TX 75015

APN: 654220027 ASMT: 654220027
CHIN LANG SU
CHIU CHUAN SU
2409 VIA RAFAEL
PALOS VERDES EST CA 90274

APN: 654220028 ASMT: 654220028
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

APN: 654220029 ASMT: 654220029
ELDORADO RESORTS INC
950 S WESTERN AVE
LOS ANGELES CA 90006

APN: 654220031 ASMT: 654220031
LOS ANGELES SMSA LTD PARTNERSHIP
STUART M RICE
C/O REENA YUBA
1800 CENTURY PARK E 8TH FL
LOS ANGELES CA 90067

APN: 654230006 ASMT: 654230006
STANISLAW J DZIKOWSKI
BARBARA W DZIKOWSKI
P O BOX 1265
LOMITA CA 90717

APN: 654230007 ASMT: 654230007
MARGARET HELENE BROST SALAZAR
C/O MARGARET BROST
1800 COOPER PT RD SW 18
OLYMPIA WA 98502

APN: 654230012 ASMT: 654230012
JACK MCALLISTER
DONNA L DEES
TIMOTHY P DEES
C/O DONNA DEES
1034 S ORLANDO AVE
LOS ANGELES CA 90035

APN: 654230013 ASMT: 654230013
H HUGH WYNNE
19802 PLACERITA CYN RD
NEWHALL CA 91321

APN: 654230023 ASMT: 654230023
DARLENE SHAFER
23136 SCHUMANN RD
CHATSWORTH CA 91311

APN: 654230042 ASMT: 654230042
LUIS M GRANILLO
P O BOX 566
THOUSAND PLMS CA 92276

APN: 654230045 ASMT: 654230045
DAVID L TUCKER
70640 LONG YEAR RD
DSRT HOT SPG CA. 92241

APN: 654230048 ASMT: 654230048
DOMINIK THOMAS
SHEREE THOMAS
54010 AVENIDA MARTINEZ
LA QUINTA CA 92253

APN: 654230049 ASMT: 654230049
MARTIN ARTEAGA
MIREYA L ARTEAGA
8314 OCEAN VIEW AVE
WHITTER CA 90602

APN: 654230051 ASMT: 654230051
ADAM EVERETT LENK
ROSE JOETTA LENK
17551 ANGEL VIEW TR
DSRT HOT SPG CA. 92241

APN: 654230056 ASMT: 654230056
RONALD J W HYNDS
409 MCKENZIE AVE
REVELSTOKE BC
CANADA V0E2S2 0

APN: 654250003 ASMT: 654250003
DAWN MAREE
P O BOX 01254046
SIOUX FALLS SD 57186

APN: 654250004 ASMT: 654250004
CARLOS ELIAS
JUNE A ELIAS
38825 CHARLESWORTH DR
CATHEDRAL CITY CA 92234

APN: 654250007 ASMT: 654250007
JOSE DE JESUS ESPINOZA
16940 EVANS RD
DSRT HOT SPG CA. 92241

APN: 654250008 ASMT: 654250008
LAKE DAVID TRUST
C/O DAVID M LAKE
P O BOX 573
DSRT HOT SPG CA 92240

APN: 654250009 ASMT: 654250009
BAXTER KATHLEEN TRUST
C/O KATHLEEN A BAXTER
23059 ORANGEWOOD CT
GRAND TERRACE CA 92324

APN: 654250025 ASMT: 654250025
LORRAINE CAROL KENNARD
ELIZABETH LORRAINE C KENNARD
P O BOX 12424
PALM DESERT CA 92255

APN: 654250026 ASMT: 654250026
FERNANDO R REGALADO
16725 EVANS RD
DSRT HOT SPG CA. 92241

APN: 654250027 ASMT: 654250027
MATT DOUGLASS
16635 EVANS RD
DSRT HOT SPG CA. 92241



APN: 654250028 ASMT: 654250028
JOSEPH C LEBRUN
GWENDOLYN G LEBRUN
909 COTTONWOOD DR
BARSTOW CA 92311

APN: 654282001 ASMT: 654282001
HENRY G SMITH
MICHAEL SCOTT JENSEN
5226 E CONANT ST
LONG BEACH CA 90808

APN: 654282002 ASMT: 654282002
SCOTT M TURLEY
25791 DELTA WAY
MISSION VIEJO CA 92691

APN: 654282006 ASMT: 654282006
SANDRA GIGLIO
4420 LOS FELIZ BLV NO 212
LOS ANGELES CA 90027

APN: 654282031 ASMT: 654282031
JOSEPHA L WALSH
17281 CORLA AVE
TUSTIN CA 92780

APN: 654282042 ASMT: 654282042
UNITED MINISTRIES INTERNATIONAL
71175 AURORA RD
DESERT HOT SPRINGS CA 92241

APN: 654282047 ASMT: 654282047
FRANCES EASON
P O BOX 5232
DIAMOND BAR CA 91765

APN: 654282048 ASMT: 654282048
GEORGE A NIELSEN
JUDITH L NIELSEN
71190 DILLON RD
DESERT HOT SPRINGS CA 92241

APN: 654282051 ASMT: 654282051
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

APN: 654290002 ASMT: 654290002
MINISTRIES INTL INC
3914 MURPHY CANYON RD
SAN DIEGO CA 92123

APN: 654290003 ASMT: 654290003
RICHARD J MEYERS
17755 SWEETS RD
DSRT HOT SPGS CA 92241

APN: 654290025 ASMT: 654290025
RANDY K MYERS
NEIDE L MYERS
71137 AURORA RD
DSRT HOT SPG CA. 92240

APN: 654290026 ASMT: 654290026
JASON R SMITH
535 E COUNTY LINE RD
CALIMESA CA 92320

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

ATTN: Alfonso Rodriguez
Imperial Irrigation District
81600 Ave. 58
P.O. Box 1080
La Quinta, CA 92253-1080

Palm Springs Unified School District
980 E. Tahquitz Canyon Way, Suite 204
Palm Springs, CA 92262-6786

Applicant:
Verizon Wireless
15505 Sand Canyon Blvd.
1st Floor
Irvine, CA 92618

Eng-Rep:
Plancom, Inc.
Eric Meurs
250 El Camino Real, Ste. 117
Tustin, CA 92780

Owner:
Stuart M. Rice
70875 Dillon Rd.
Desert Hot Springs, CA 92241

Applicant:
Verizon Wireless
15505 Sand Canyon Blvd.
1st Floor
Irvine, CA 92618

Eng-Rep:
Plancom, Inc.
Eric Meurs
250 El Camino Real, Ste. 117
Tustin, CA 92780

Owner:
Stuart M. Rice
70875 Dillon Rd.
Desert Hot Springs, CA 92241

COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

EA42157/Plot Plan No. 24068

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Verizon Wireless

Project Applicant

15505 Sand Canyon Road, # D 1st Fl, Irvine, CA 92618

Address

The project is located in the Western Coachella Valley Area Plan, northerly of Wide Canyon Road, southerly of Dillon Road, easterly of Langlois Road, and westerly of Bennett Road, more specifically 70875 Dillon Road in Desert Hot Springs within the Mobile Home Park.

Project Location

The plot plan proposes a wireless communication facility, for Verizon Wireless, disguised as a 70' high palm tree (75' high with palm fronds). The project will include twelve (12) panel antennas located on three (3) sectors, one (1) parabolic antenna, one (1) GPS antenna, and a 184 square foot equipment shelter in a 900 square foot lease area.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on July 19, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Damaris Abraham

Signature

Project Planner

Title

June 2, 2010

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP24068\hearing docs\NOD.PP24068.doc

Please charge deposit fee case#: ZEA42157 ZCFG05510 \$2,010.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 24068

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Urban Regional Planner III Date: June 2, 2010

Applicant/Project Sponsor: Verizon Wireless Date Submitted: April 15, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption: Damaris Abraham Date: July 19, 2010

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, 9th Floor, Riverside, CA 92501

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 7/01/09
Y:\Planning Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42157 ZCFG05510 \$2,074.25

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0905013

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: PLANCOM INC \$64.00
paid by: CK 16771
paid towards: CFG05510 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42157
at parcel #: 70875 DILLON RD DHSP
appl type: CFG3

By _____ Apr 15, 2009 10:23
SBROSTRO posting date Apr 15, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0901953

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: PLANCOM INC \$1,993.00
paid by: CK 17055
paid towards: CFG05510 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42157
at parcel #: 70875 DILLON RD DHSP
appl type: CFG3

By _____ Aug 13, 2009 15:38
JCMITCHE posting date Aug 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1001726

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: PLANCOM INC \$17.25
paid by: CK 17573
paid towards: CFG05510 CALIF FISH & GAME: DOC FEE
CA F&G FEE FOR EA42157
at parcel #: 70875 DILLON RD DHSP
appl type: CFG3

By _____ Feb 17, 2010 11:00
SBROSTRO posting date Feb 17, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: July 15, 2010
TO: Riverside County Planning Director
FROM: Damaris Abraham, Urban Regional Planner
RE: **Agenda Item No. 4.1 (PP24068)**

Since the writing of the staff report, the attached e-mails of opposition and comments were received from:

1. Chin Lang Su and Chiu Chuan Su, dated July 14, 2010
2. Barbara Hall, dated July 1, 2010

Abraham, Damaris

From: Jennifer Su [sujennifer@ymail.com]
Sent: Wednesday, July 14, 2010 9:43 AM
To: Abraham, Damaris
Cc: kater707@yahoo.com
Subject: Plot Plan No. 24068, Director's Hearing 7/19/2010

Dear Mr. Abraham,

On behalf of my husband and myself, and as the joint owner of the property 70721 Dillon Road, right next to the purposed wireless communication facility for Verizon Wireless on 70875 Dillon Road, we would like to protest and request that you do not approve the facility.

We purchased the property in preparation for our retirement and for the future benefit of our four children and nine grandchildren and we would hate to see our investment fall in value and cause potential health risks to our family members with the purposed

According to the American Cancer Society's website, reference web page, <http://www.cancer.org/Cancer/CancerCauses/OtherCarcinogens/AtHome/cellular-phone-towers>, "At very high levels, RF waves can heat up body tissues". According to the same web page, the placement of the antenna is relative to the amount of potential exposure of the RF energy. They mentioned "Some scientists have reported that the RF waves may produce other effects in human cells that might possibly help tumors grow." We have the rights to seek for a measure of the RF field strength near the tower to ensure that is within the acceptable range.

The Telecommunications Act prevents citizens from opposing the towers based on concerns about RF emissions, but we can oppose them on numerous other valid grounds. There are still rights we and our local elected officials maintain, that allow us local control of the number, size and placement of cell towers, while still providing for adequate cell phone coverage. Numerous communities have called for moratoriums on tower construction, allowing them needed time to study the issue, and enact strict ordinances that require the industry to respect community desires, such as building the minimum towers necessary, in appropriate locations. During these moratoriums, communities are preparing non-industry biased studies of cell phone tower need, and creating cell tower Master Plans, to help protect the rights and health of citizens, while complying with the law.

Since no one can be sure what health hazard or decrease to our property value the placement of the facility would bring, we would like our opinion to be heard. We purchased this property for future benefits for us, our children, and grandchildren, and it has clearly placed that future benefit into doubt!

We would like our comments heard at the hearing and a communication from the planner either by phone or email.

Thank you for your time.

Chin Lang Su and Chiu Chuan Su.

Abraham, Damaris

From: Whall233@aol.com
Sent: Thursday, July 01, 2010 9:05 PM
To: Abraham, Damaris
Subject: Plot Plan # 24068

One comment on using a palm tree as wireless antenna in the high wind area of Sky Valley and Desert Edge, it can take less than one year for palm fronds to start falling off from wind damage and to look unsightly.

Currently Desert Edge community council is complaining on the condition of the one on Dillon Road east of Long Canyon Road.

Desert Hot Springs is considering a wireless antenna that looks like an old fashion water tower and that appears to hold up to the winds of our area.

Perhaps this is the time to consider different options for future wireless antennas and their durability and appearance?

Thank you for the opportunity to have our voice heard.

Barbara Hall
760-329-9593
21800 Hot Springs Road
Sky Valley resident
Treasurer of Sky Valley Chamber and Community Center

Agenda Item No.: 4.1
Area Plan: All Area Plans
Zoning: All Zoning Areas and District:
Supervisory District: All Districts
Project Planner: Adam Rush
Planning Commission: August 18, 2010
Continued from: July 14, 2010

Ordinance No. 348.4703
CEQA Exempt
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance 348.4703 is a proposal to amend Section 18.18 of Ordinance No. 348 regarding Detached Accessory Buildings. The proposed change will include language to allow Guest Quarters in all zones where the principal use of a lot is a one family dwelling. The proposed ordinance will include development standards to regulate the size, orientation, and compatibility of the guest quarter within the lot. The proposed ordinance amendment requires that any guest quarter be proportionate in size to the lot and in no case larger than 600 square feet. Lots two acres or smaller in size are prohibited from having both a guest quarter and a second unit. The proposed amendment will also include new development standards that will apply to all detached accessory buildings as set forth in b. (12) through b. (16). With the exception of b.(14), all development standards for detached accessory buildings shall apply to guest quarters, as well as the standards of the particular zone and the standards in subsection c. of Section 18.18.

ISSUES OF POTENTIAL CONCERN:

Pursuant to County Ordinance No. 348, Section 18.18, detached accessory structures require a plot plan application for any structure over 650 square feet or any detached accessory building larger than 120 square feet, if a detached accessory building is already existing or approved on the lot. Since a guest quarter is a detached accessory building that can never be larger than 600 square feet, a guest quarter will not require a plot plan unless the lot already has one or more existing or approved detached accessory buildings with a floor area of 120 square feet or more.

FURTHER PLANNING CONSIDERATIONS

July 20, 2010

At the July 14, 2010 Planning Commission public hearing, the Commission reviewed staff's report and expressed concerns with structure and certain development standards of the proposed ordinance. The Commission continued the project until the next available Planning Commission hearing date (August 18th) to allow for an opportunity for a Planning Commission sub-committee of two representatives to meet with Planning Staff to discuss the proposed ordinance. As of the writing of this staff report, this meeting has been scheduled; yet has not occurred.

BACKGROUND

June 14, 2010

Interim Ordinance No. 449.236 was adopted on July 29, 2008 which prohibited the approval of Guest Dwellings. The purpose of this ordinance is due to the immediate need to study the impacts of recent revisions to the second unit and guest dwelling zoning requirements on the public's health, safety, and welfare, and to revise the appropriate zoning provision to be more consistent with the General Plan and in its application. Interim ordinance expired on September 11, 2008 and was replaced with Interim Ordinance No. 449.237, which extended Ordinance No. 449.236 for 30-days (October 11, 2008). Subsequent from this 30-day extension, Ordinance No. 449.238 was adopted to extend the previous ordinance one-year and nine months. Ordinance No. 449-238 expires on July 29, 2010.

 7/20

During the period of the interim ordinance, the Planning Department, in conjunction with the Department's of Building and Safety, Code Enforcement, Land Use Counter Services, TLMA, and County Counsel has studied, revised, and prepared an amendment to Ordinance No. 348, Section 18.18 to include provisions and development standards to allow Guest Quarters, which will avoid previous conflicts with other portions of Ordinance 348 and ensure that Guest Quarters are consistent with all aspects of the Riverside County General Plan. The ordinance amendment meets the standards and requirements set forth in Section 3 of Ordinance No. 449.238, which require that any guest dwelling be proportionate in size to the main structure, that lots less than two acres in size are prohibited from constructing a guest dwelling and a second unit permit (SUP). The amended ordinance section will also provide development standards that ensure all guest dwellings are consistent and compatible with their surrounding environments and that enforcement of code violations relative to guest quarters can be clearly enforced through the Riverside County Code Enforcement department without creating additional ambiguity within the code requirements.

RECOMMENDATIONS:

TENTATIVE APPROVAL of Ordinance No. 348.4703, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed ordinance amendment is in conformance with the Land Use Designations of the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan.
2. The proposed ordinance amendment is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public health, safety, and general welfare are protected through this ordinance amendment.
4. The public's health, safety, and general welfare are protected through project design.
5. The project will not have a significant effect onto the surrounding environment.

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

1. The proposed amendment applies to all areas within the unincorporated area of Riverside County.
2. The Planning Department has found that the project is exempt from the provisions of CEQA based on Section 15303(e) of the State CEQA Guidelines. Section 15303 is the categorical exemption for "new construction or conversation of small structures", subsection 'e' references "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.
3. The Planning Department has found that the project is exempt from the provisions of CEQA based on Section 15601(b)(3) of the State CEQA Guidelines. CEQA applies only to projects,

which have the potential for causing a significant effect on the environment. Where, as here, it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment; the activity is not subject to CEQA. It can be foreseen, with certainty that the project relates to minor alterations of land and will not create a significant disturbance to land or the surrounding environment and therefore the project can be found exempt.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project covers all properties and parcels within the County of Riverside.

AR:ar
F:\Ord. 348\Klotz Zoning\Guest Quarters\08_18_10_PC\Staff Report_FINAL_08_18_10.doc
Date Prepared: 06/14/2010
Date Revised: 7/20/2010 by A. Rush

Agenda Item No.: 7.1
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Matt Straite
Planning Commission: August 18, 2010

Environmental Impact Report No. 504
Specific Plan No. 369
General Plan Amendment No. 846
General Plan Amendment No. 889
Change of Zone No. 7481
Applicant: Brookfield Land Holdings
Engineer/Rep.: T&B Planning

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Environmental Impact Report No. 504 has been prepared to inform decision-makers and the public of the potential significant environmental effects associated with changing the General Plan Land Use designation, local General Plan circulation designations, creation of a Specific Plan, and rezoning approvals for the proposed residential Specific Plan. The EIR was circulated in late 2009, and then recirculated in early 2010 to further address greenhouse gas issues.

Specific Plan No. 369 proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. The overall project density will range from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements.

General Plan Amendment No. 846 (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan.

General Plan Amendment No. 889 (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely. The existing and proposed Circulation Element roadway networks are displayed on Exhibit ?. The proposed easterly termini of 58th Ave shown for the Proposed Circulation Element will connect to the interior roadways of the Thermal 551 project (Specific Plan No. 369). The proposed amendment has been analyzed through a traffic study, which demonstrated that the proposed roadway network would provide acceptable levels of service under General Plan build-out conditions. Therefore the Riverside County Transportation Department recommends the approval of General Plan Amendment No. 889.

Change of Zone No. 7481 proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to ammend Ordinance No. 348 to include the Specific Plan Zoning Standards.

The proposed project is located in the Eastern Coachella Valley Area Plan, more specifically the project is southerly of Avenue 57, westerly of Fillmore Street, northerly or Avenue 60 and easterly of Polk Street.

W

BACKGROUND:

April 21, 2009

The Board of Supervisors initiated proceedings for the General Plan Amendment.

March 4, 2009

The General Plan Amendment was heard at the March 4, 2009 Planning Commission for initiation of the General Plan Amendment. The Planning Commission provided comments.

From the April 15, 2009 Planning Commission Hearing the following comments have been provided by the Planning Commission for the Board of Supervisors:

Commissioner John Roth:

Commissioner Roth contended that the agriculture in the Southern Coachella Valley is being threatened by projects like this. He argued that Specific Plans disconnected from other development are growth inducing. He also argued that these developments are isolated islands of development, most often just residential, in a sea of agriculture. Absent any regional master planning, he is uncomfortable with the proposed development. He did state that this proposal made more sense than the other Southern Coachella Valley Specific Plans given its proximity to other Community Development designations.

The Commissioner went on to discuss the need for jobs in the Southern Coachella Valley and highlighted the fact that the Specific Plans being proposed, this one included, seem to lack the higher paying jobs that this area needs.

Commissioner John Snell: No comment

Commissioner John Petty: No comment

Commissioner Jim Porras:

Commissioner Porras contended that the County should not force an agri-business that is not viable. He also requested that tables be included in the final staff reports that show what percentage of the Agricultural General Plan Land Use designations are being removed by each respective project.

Commissioner Jan Zuppardo: No comment

ISSUES OF POTENTIAL CONCERN:

The South Valley Implementation Program (SVIP)- In the early part of 2001, a number of different development proposals were submitted in the area south of the Jacqueline Cochran Regional Airport. In response, the Board of Supervisors authorized an advanced planning effort in this area to afford a more cohesive pattern of development. The project is consistent with the proposed SVIP which is still being processed. The SVIP was primarily developer funded and the current economic trends have impacted the funding for this advanced planning effort. The program was considered for inclusion in the General Plan update, however, the scale and scope of the proposed SVIP does not match the intent of the

General Plan update. The General Plan update was intended to be modest in scope and include minimal land use changes. It was decided to be in the best interest of the SVIP and the General Plan to keep the two efforts separate. Many aspects of the SVIP were completed; however, many more remain. The next step for the SVIP would be a full General Plan Amendment and EIR.

Temporary Linear Catch Basins- Based on a preliminary analysis conducted by the Coachella Valley Water District (CVWD) as part of FEMA's levee certification program, the CVWD determined that the proposed project vicinity may be subject to potential flood hazards caused by a breach upstream from the project site (approximately between Airport Boulevard and Highway 111 bridges). Although the CVWD has long-term plans to address such hazards through construction of improvements to the levee, such improvements have not been designed or funded. The proposed project has addressed this potential for flooding through modifications to the Specific Plan, which would provide for interim on-site drainage facilities to accommodate such flood events. Upon completion of the upstream improvements by the CVWD, the interim drainage facilities could be removed, and such areas could be developed with their underlying Specific Plan land uses (no structures would be allowed in these areas during the interim period). Moreover, based on historic data, the proposed project site has never been subject to flood hazards associated with the Coachella Valley Stormwater Channel, including during recorded 100-year storm events on August 24, 1920 and September 10, 1976.

Covered Basin- The project originally had plans for a large lake which acted as a visual amenity and a reclaimed water holding basin intended to serve landscaping on the project. However, during review by the Airport Land Use Commission (ALUC) it was determined that a lake was inconsistent with the neighboring airport because it attracted birds. As a result, the project was revised to remove the lake and propose a covered holding pond. To address aesthetic concerns the holding pond was screened with landscaped berms. Appropriate fencing has also been added to discourage unauthorized entry.

Energy conservation- In an effort to address conservation and greenhouse gas issues, the project includes a number of requirements that address conservation. These include:

- Landscaping Measures
 - Drought Tolerant and Native Plant Palette
 - Xeriscopic landscaping instead of lawns
 - Mandatory Shade Standards

- Construction Measures
 - Avoid oil based products
 - Use Low or Non-VOC paints, finishes, sealants, cleaners and adhesives
 - Minimize construction waste

- Home Feature Measures
 - Exceed Title 24 by 20%
 - Energy efficient lighting
 - Energy efficient appliances
 - Provide Electric Vehicle Charging Stations in all homes
 - Provide Dual Meter water lines to each home (irrigation and potable)
 - Pre-Wire Homes for Solar Photovoltaic Systems

- Provide 200 SF of south facing roof for future solar installation
- Offer Solar Photo Voltaic system as a buyer option

- Private Recreation Clubhouse and HOA maintained Paseos
 - Solar Photovoltaic System to reduce electricity load
 - Solar pool heating system
 - Zero Backwash Pool Filtration system
 - Internal on and off street trails and paseos increase walkability

Affordability- Affordable housing is an issue in the State, the County, and particularly in the Desert Region. Large agricultural and tourist industries in the Coachella Valley create demand for lower paying jobs and affordable places to live. A condition of approval has been added to the project that will require all implementing projects to pay any affordability fees that may be required by a future affordability ordinance, or similar mechanism. No such mechanism currently exists. Limited funding has been provided to begin the creation of an affordability ordinance or similar mechanism. In the event that no such mechanism is in place at the time an implementing project is proposed, then the project will have to create an affordability program, specific to the implementing project, at that time and submit the program, with the project, to the Commission and Board for review. At the time this staff report was written the condition was still being created. The condition will be presented to the Commission prior to a decision.

Parks – The project features over 150 acres of park space. In order to ascertain compliance with the five (5) acres per thousand parks requirement, the Specific Plan (in conjunction with the Desert Recreation District, formerly the Coachella Valley Parks and Recreation Department) has clearly defined those parks that are active and those that are passive. Only *active* parks contribute to the five acres per thousand standard. The Desert Recreation District has requested that the bulk of the parks be passive as they cost less to maintain. In an effort to address the needs of the existing and proposed community the parks have been designed to accommodate temporary sports uses in the form of large turf areas. All turf will be landscaped using reclaimed water.

Landfill Site: Capped - Approximately 10 acres of the project site were previously used as a burn and soil cover type landfill operated by the County of Riverside Solid Waste Management Department. No significant landfill gas accumulation or groundwater contamination was identified for the landfill site. The closed landfill will be required to include on site remediation comprised of:

- The site is required to be open space/park uses
- An engineered landfill cover intended to prevent percolation through the site,
- Drainage must be designed to prevent percolation through the site
- Land use covenant/deed restrictions preventing residential uses on site
- Development of an implementation and enforcement plan must be approved by Department of Toxic Substances Control (DTSC).

According to the EIR, recreational uses on the site will safe and appropriately irrigated.

Tile Drains- Large portions of the southern Coachella Valley have substantially high, salty groundwater. This high groundwater can damage agricultural crops, but can also impact residential development in

the form of pool damage, landscape damage and possibly even damage to home foundations. The project site has historically featured agricultural uses and existing tile drains cross most of the project site. A 'tile' drain is usually a clay or tile pipe, about six to eight inches in diameter, that is buried about four feet below the surface to form a barrier preventing groundwater from rising to the surface, and preventing percolating surface drainage from infiltrating the groundwater. The pipes are usually about three feet long, arranged in long linear patterns, separated from each other by about four inches, and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about ten to twenty feet from each other and work together to form a barrier. The drains require very little maintenance, if any. Most tile drains in this area have been functioning without maintenance for over eighty years. Water travels into the pipes, through the gravel, and drains into drainages features that carry the groundwater to the Salton Sea. It is important that the existing tile drains remain to protect the health safety and welfare of the future residents. Conditions of approval regulate the treatment of tile drains including requirements that they remain, they be noted in the title reports, that blanket easements be placed on all lots permitting maintenance of drains, and establishing maintenance responsibilities for tile drains.

Environmental Impact Report Summary of Significant Impacts- The Draft Environmental Impact Report was circulated September of 2009. Based on the responses, the Greenhouse Gas section of the EIR was revised and recirculated in April/May 2010. Additional mitigation was added as part of the recirculation. Below is a summary of the significant and unavoidable impacts identified in the Recirculated Draft EIR and Final EIR:

- a. Land Use the project is not consistent with the AQMP because the AQMP uses General Plan buildout assumptions, and the project would not be consistent with the County's Agricultural, Light Industrial, and Public Facility land use designations
- b. Agriculture the conversion of 582.7 acres of Prime Farmland to non-agricultural land uses represents a significant impact of the proposed project and although the project is not anticipated to conflict with these existing off-site agricultural operations, there is a potential that the project could result in changes to the surrounding environment which would encourage the conversion of off-site agricultural properties to a non-agricultural use.
- c. Circulation and Traffic (direct and cumulative short term impacts) – The location for the fill materials required for the project was not identified at the time the EIR was prepared, thus requiring a significant and unavoidable impact. Additionally, many offsite impacts relating to street infrastructure improvements cannot feasibly be accomplished by the proposed project due to the cost of the improvements. The Transportation Department is in the process of establishing a Road and Bridges Benefit District for the area.

SUMMARY OF FINDINGS:

- 1. Existing General Plan Land Use (Ex. #6): Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (PF) (less than 0.60 Floor to Area Ratio) and Light Industrial (LI) (0.25 to 0.60 Floor to Area Ratio)
- 2. Existing Zoning (Ex. #2): Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing- Service Commercial (M-SC)

- | | |
|-----------------------------------|--|
| 3. Surrounding Zoning (Ex. #2): | Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west. |
| 4. Existing Land Use (Ex. #1): | Vacant |
| 5. Surrounding Land Use (Ex. #1): | Scattered single family residential development to the north, Jackie Cochran Airport to the west, the Whitewater Canal to the east and Agriculture and vacant land to the south. |
| 6. Project Data: | Total Acreage: 612.1 Gross Acres |

RECOMMENDATIONS:

RECOMMEND TENTATIVE CERTIFICATION of **ENVIRONMENTAL IMPACT REPORT NO. 504**, which has been completed in compliance with the EIR Guidelines and the Riverside County CEQA implementation procedures; and,

RECOMMEND TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 846** amending the Land Use designation for the subject property from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan;

RECOMMEND TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 889** to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), and 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely;

RECOMMEND TENTATIVE APPROVAL of **SPECIFIC PLAN NO. 369**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report;

RECOMMEND TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7481**, amending the zoning classification for the subject property from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards; and,

APPROVAL of a **RESOLUTION RECOMMENDING ADOPTION** for General Plan Amendment No. 846, General Plan Amendment No. 889 and Specific Plan No. 369 to the Board of Supervisors.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Specific Plan Land Use Designations (SP369), and with all other elements of the Riverside County General Plan and the Specific Plan's Land Use Plan.
2. Upon adoption of the proposed specific plan zoning ordinance text by the Board of Supervisors, the proposed project will be consistent with the proposed Specific Plan zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSCHP).
6. The proposed project will have a significant affect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings.

1. The project site is currently designated Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio)– on the Eastern Coachella Valley Area Plan.
2. The Land Uses on surrounding parcels are Public Facilities to the west, Open Space Water and Light Industrial to the East, Agriculture to the south, and Medium Density Residential and Light Industrial to the north.
3. Agricultural Foundation General Plan Amendment Findings:
 - a. The proposed Agriculture General Plan Amendment would contribute to the achievement of the purposes of the General Plan based on its location within the South Valley Implementation Plan area. The region generally south of the Jackie Cochran Airport was experiencing growth before the housing market changed. On February 7, 2006 the Board of Supervisors directed staff to develop a South Valley Implementation Program (SVIP) and Community Facilities Phasing and Funding Strategy. This program was intended to comprehensively study and ensure desirable land use, transportation and community facilities needs to foster a sustainable, well-planned and livable community in this rapidly urbanizing area of the County. The proposed amendment is located within the boundaries of the SVIP. This growth, in 2001-2008 was not foreseen or accounted for in the 2003 General Plan. While the housing market conditions have changed since the SVIP was created, the plan still represents the County's vision for the area when housing demand returns. The proposed residential Community Development Specific Plan would place populations near the existing Thermal Community, the City of Coachella to the north

and near critical facilities like the airport and the College of the Desert. Further, the General Plan identifies areas near the site that are set aside for light industrial and commercial, job generating uses. The proposed project is about two miles west of Tribal native lands and allottee lands of the Cabazon Band of Mission Indians. This area is designated as "Areas Subject to Indian Jurisdiction" by the Riverside County General Plan. Uses planned for the site include light industrial use which would result in job creation.

- b. The Agricultural Foundation changes of the proposed Amendment are not detrimental to the purposes of the General Plan. The intent of the Agricultural Foundation is to protect the Agricultural industry in the County. The General Plan uses a seven (7) percent threshold before the Agricultural Commission review is required, every two and one half years seven percent of the land designated as Agriculture can convert to other foundations, all amount above the seven percent would require review and recommendation by an Agriculture Task Force. The Agriculture Commission is composed of members of the Agriculture industry. The intent is to insure that the industry members themselves help guide the future of their industry. The seven percent threshold is applied as the project is scheduled for discretionary action by the Board of Supervisors. A review by the Agricultural Task Force may be required, at the direction of the Board. However, in July of 2010, seven percent of all Agriculture designated land in Eastern Coachella Valley and Western Coachella Valley Area Plans amounted to 7,894.5 acres. Only 502.7 acres have been converted so far in this 2 ½ year cycle. Therefore, a review of the proposed Amendment is not required by the General Plan, however, the Board always has discretion.
4. Community Development Foundation General Plan Amendment Findings:
 - a. The proposed Community Development Foundation General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
 - b. The proposed Community Development Foundation General Plan Amendment contributes to the achievement of the purposes of the General Plan and is not be detrimental to them.
 - c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. The South Valley Implementation Plan (SVIP) effort illustrates how this area is changing in ways that were not anticipated in the 2003 General Plan. While the housing slowdown and the economic conditions in 2010 have slowed the growth pressures in the area, the SVIP continues to represent to intention of the County vision for the area. This proposed Amendment is consistent with County efforts to update the uses in this area
 5. The proposed zoning for the subject site is Specific Plan (SP Zone).
 6. The proposed project is consistent with the development standards set forth in the proposed Specific Plan Zoning Ordinance.
 7. The project site is surrounded by properties which are zoned Manufacturing Service Commercial (M-SC) and Light Agriculture- 10 Acre Minimum (A-1-10) to the north, Heavy Agriculture 20 Acre

Minimum (A-2-20) to the south, Watercourse, Watershed and Conservation Areas (W-1) to the east, and Manufacturing Service Commercial (M-SC) to the west.

8. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project will have a significant effect on the environment. Most potentially significant effects have been adequately analyzed in the Environmental Impact Report (504) pursuant to applicable legal standards; and have been avoided or mitigated, including mitigation measures that are imposed upon the proposed project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Recirculated Draft EIR and Final EIR:
 - a. Land Use the Project is not consistent with the AQMP because the AQMP uses General Plan buildout assumptions, and the Project would not be consistent with the County's Agricultural, Light Industrial, and Public Facility land use designations
 - b. Agriculture the conversion of 582.7 acres of Prime Farmland to non-agricultural land uses represents a significant impact of the proposed Project and although the Project is not anticipated to conflict with these existing off-site agricultural operations, there is a potential that the Project could result in changes to the surrounding environment which would encourage the conversion of off-site agricultural properties to a non-agricultural use.
 - c. Circulation and Traffic (direct and cumulative short term impacts) – The location for the fill materials required for the project was not identified at the time the EIR was prepared, thus requiring a significant and unavoidable impact. Additionally, many offsite impacts relating to street infrastructure improvements cannot feasibly be accomplished by the proposed project due to the cost of the improvements. The Transportation Department is in the process of establishing a Road and Bridges benefit District for the area.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A High Fire Area;
 - d. A Dam Inundation Area,
 - e. A Fringe Toed Lizard Fee Area or Sand Source Preserve; or,
 - f. An area drainage plan area.
3. The project site is located within:
 - a. County service area Thermal 125;
 - b. The Thermal and Jackie Cochran Airport Redevelopment Area;
 - c. The boundaries of the Coachella Valley Unified;
 - d. The Whitewater Watershed;
 - e. An area of high (high B) paleontological sensitivity;

- f. An area susceptible to subsidence; and,
 - g. An area of high liquefaction potential.
4. The subject site is currently designated as Assessor Parcel Number's: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027).

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 846,**

5 **GENERAL PLAN AMENDMENT NO. 889 and SPECIFIC PLAN NO. 369**

6
7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
8 public hearing was held before the Riverside County Planning Commission in Riverside, California on
9 August 18, 2010, to consider the above-referenced matter; and,

10 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
11 County Rules to Implement the Act have been met and the environmental document prepared or relied on
12 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
13 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
14 the above-referenced Act and Rules; and,

15
16 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
17 public and affected government agencies; now, therefore,

18 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
19 Commission of the County of Riverside, in regular session assembled on August 18, 2010, that it has
20 reviewed and considered the environmental document prepared or relied on and recommends the
21 following based on the staff report and the findings and conclusions stated therein:
22

23 **ADOPTION/CERTIFICATION** of the environmental document, Environmental Impact Report
24 No. 502 (State Clearinghouse No. 2007091030);

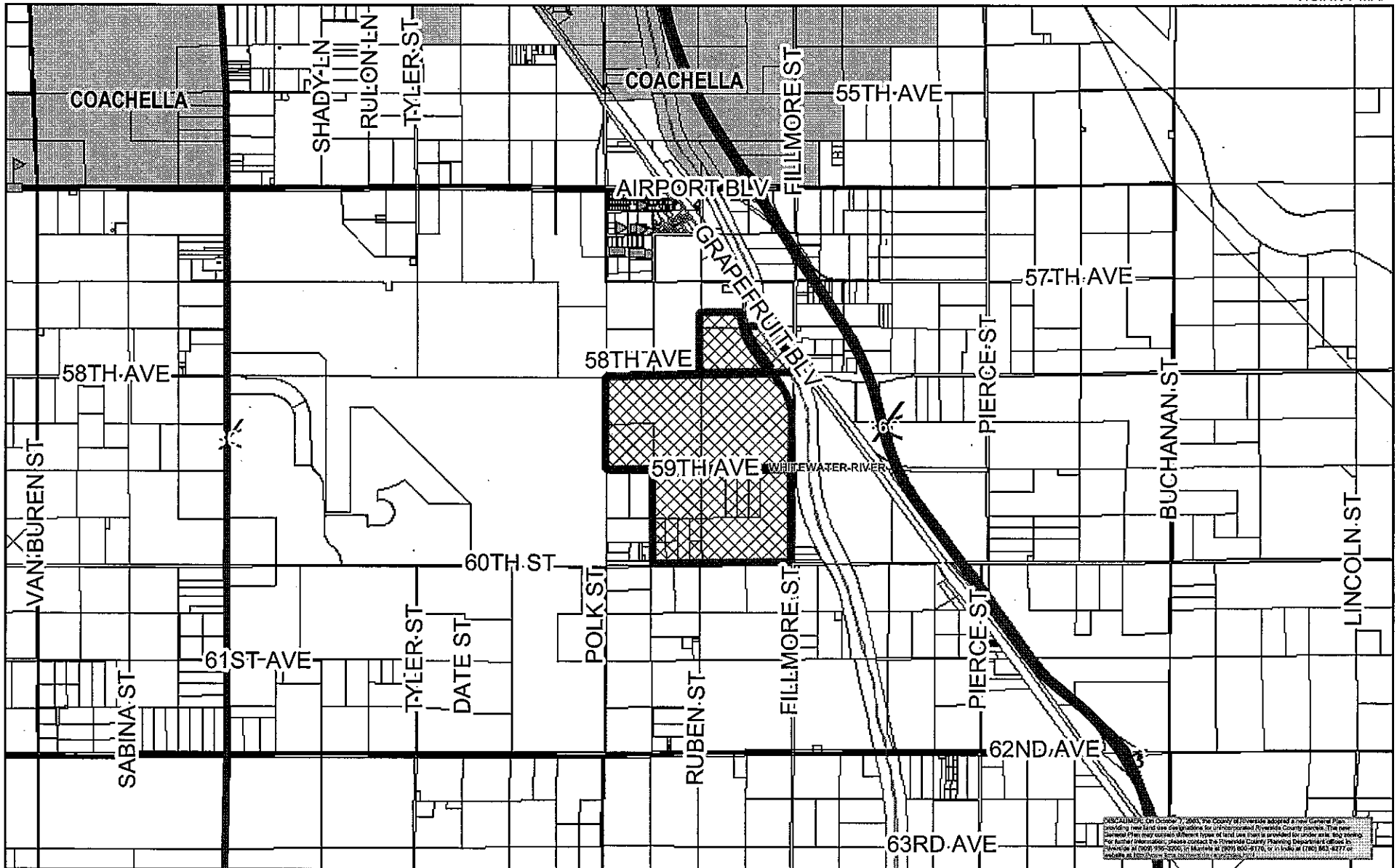
25 **ADOPTION** of Specific Plan No. 369;

26 **ADOPTION** of General Plan Amendment No. 846; and,

27 **ADOPTION** of General Plan Amendment No. 889
28

CZ07481 GPA00846 SP00369

VICINITY MAP



©2007 RCPD. On October 7, 2006, the County of Riverside adopted a new General Plan. This map is for informational purposes only and does not constitute an official map. The new General Plan may contain different types of land use than is provided for under state law. For further information, please contact the Riverside County Planning Department at (951) 955-3200, in Murietta at (951) 850-9170, or in Indio at (760) 863-4277 or visit us at <http://www.riversidecountyplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

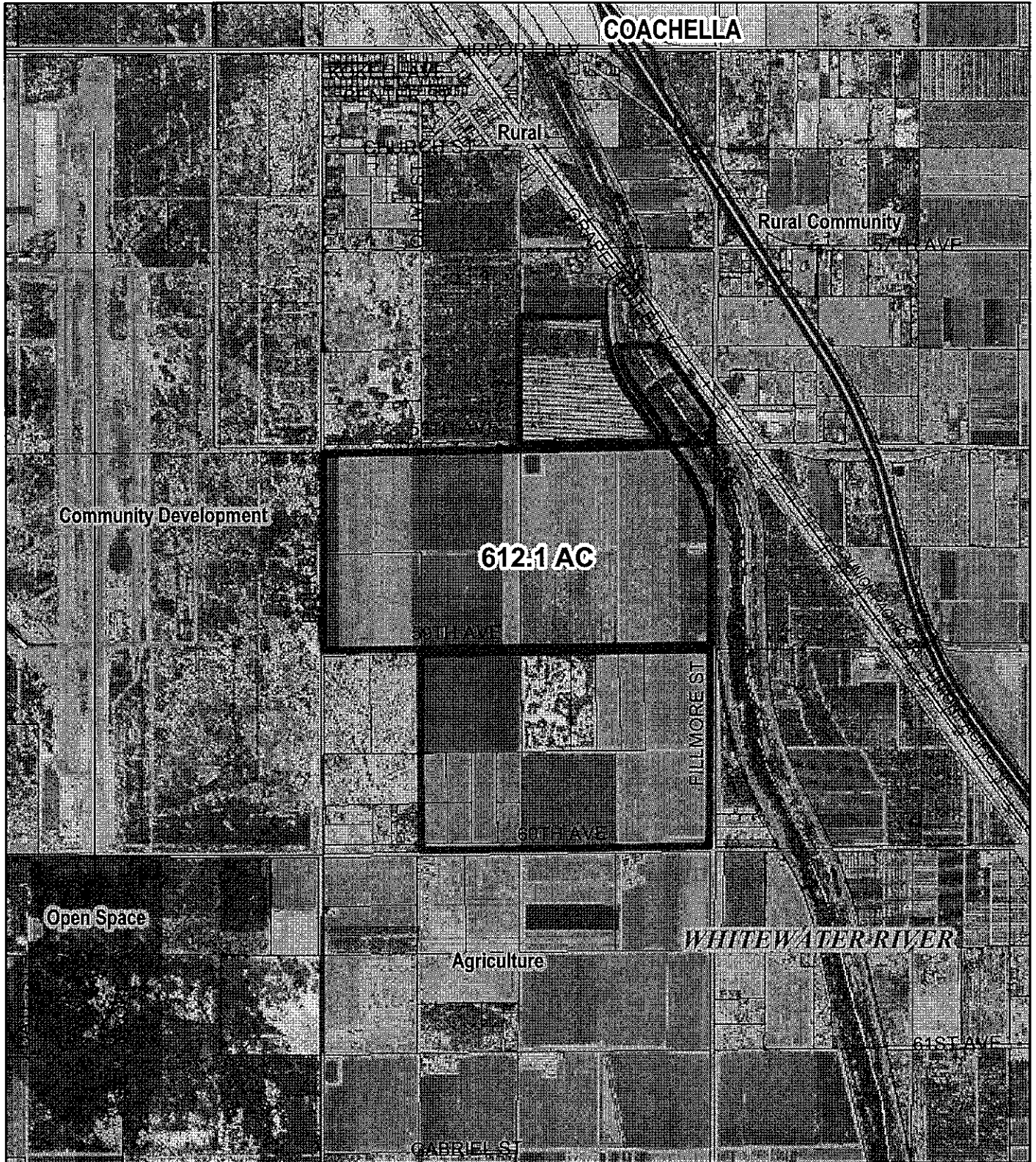
Zone
 District: **Lower Coachella Valley**

Township/Range: T6SR8E

Section : 27



ASSESSORS
 BK. PG. 757-20 & 21
 THOMAS
 BROS.PG 5531 G6



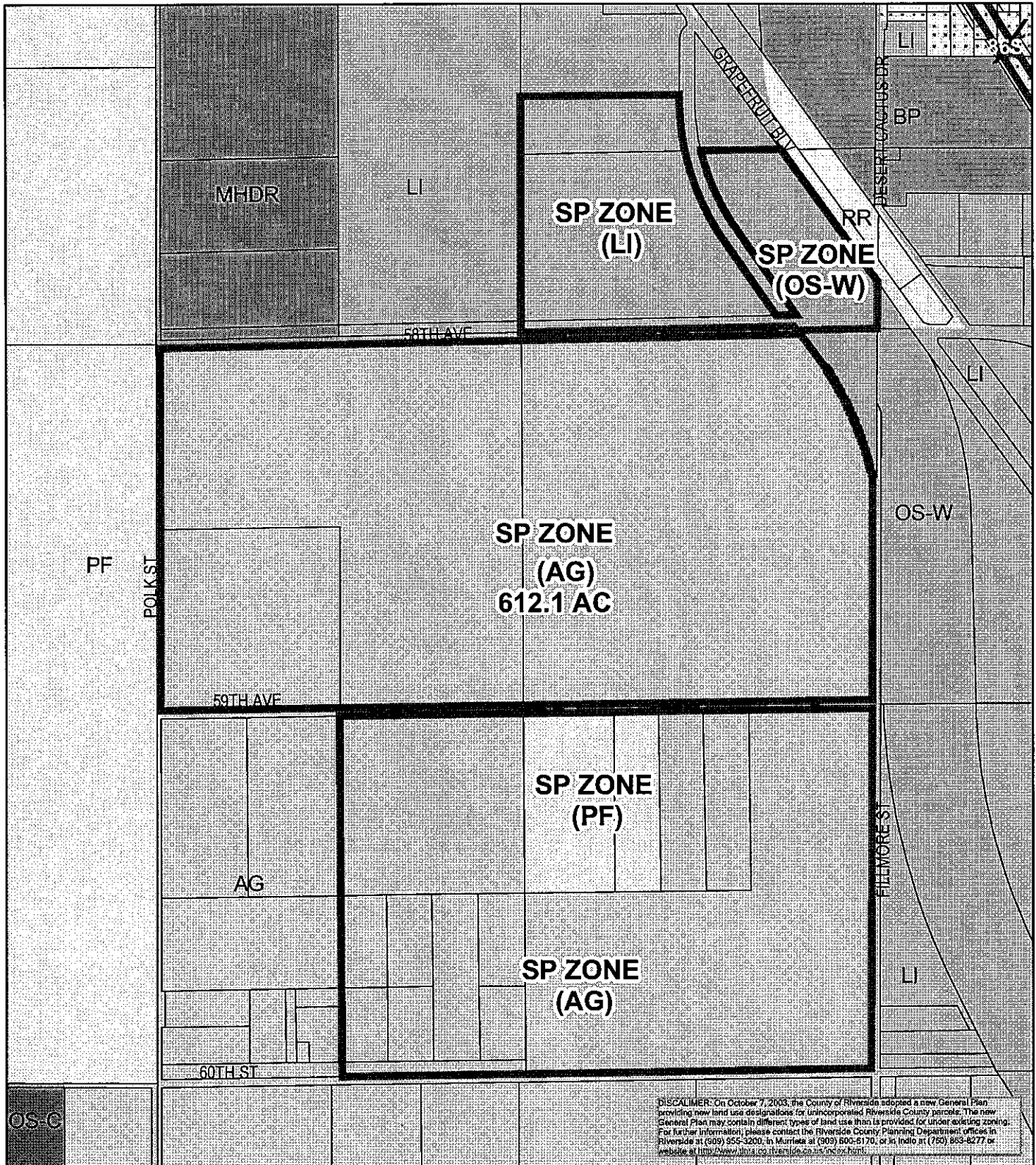
RIVERSIDE COUNTY PLANNING DEPARTMENT

District
Plan: **Lower Coachella Valley**
Township/Range: **T6SR8E**
SECTION: 27



ASSESSORS
BK. PG. 757-20&21
THOMAS
BROS.PG 5531 G6

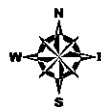




DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200, in Murrieta at (909) 800-8170, or in Indio at (760) 863-6272 or website at <http://www.uninc.org/riverside.ca.us/ncex.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

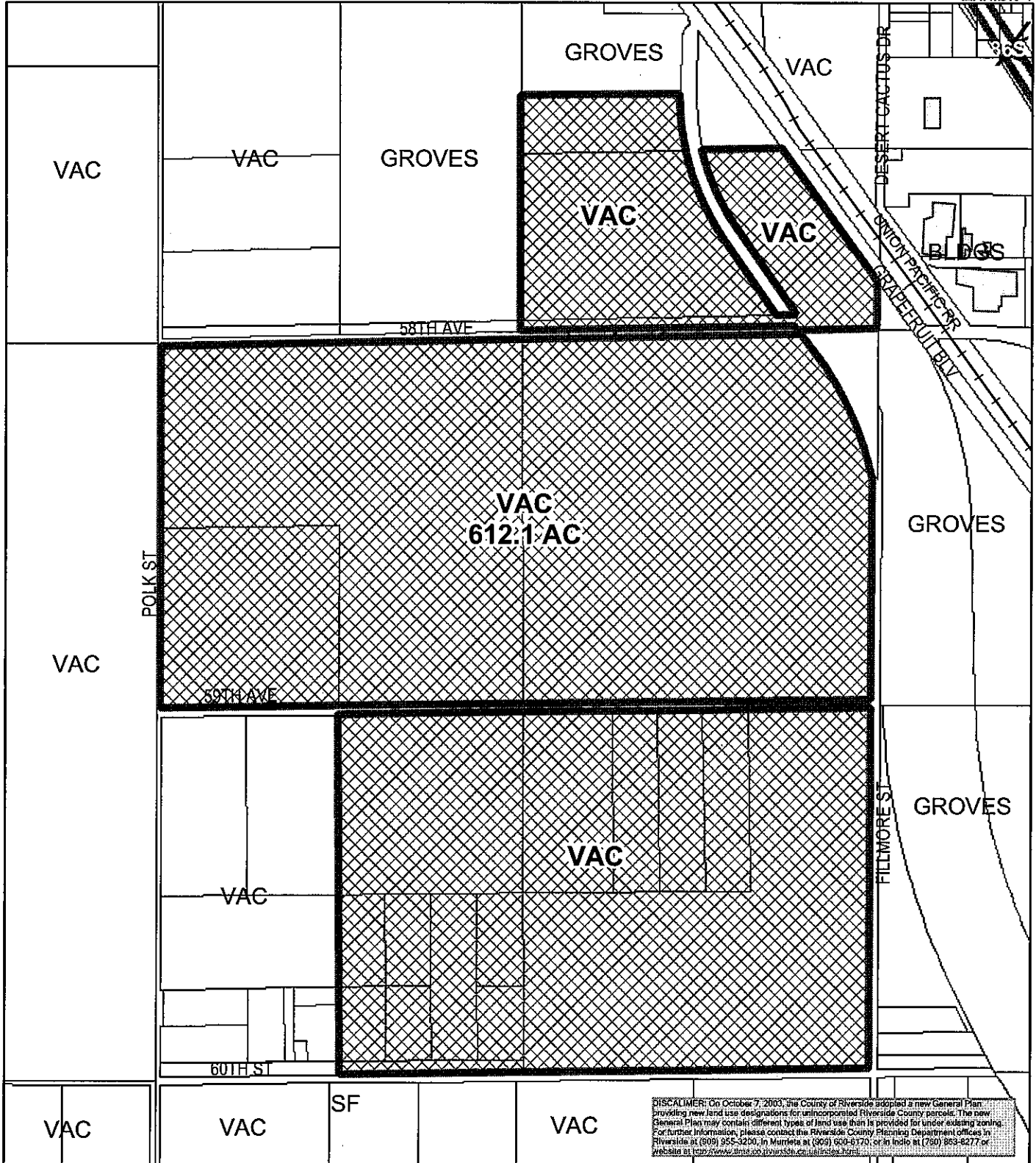
Zone
 District: **Lower Coachella Valley**
 Township/Range: **T6SR8E**
 Section : **27**



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 BK. PG. 757-20 & 21
THOMAS
 BROS. PG 5531 G6



Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Lower Coachella Valley**
 Township/Range: T6SR8E
 Section : 27

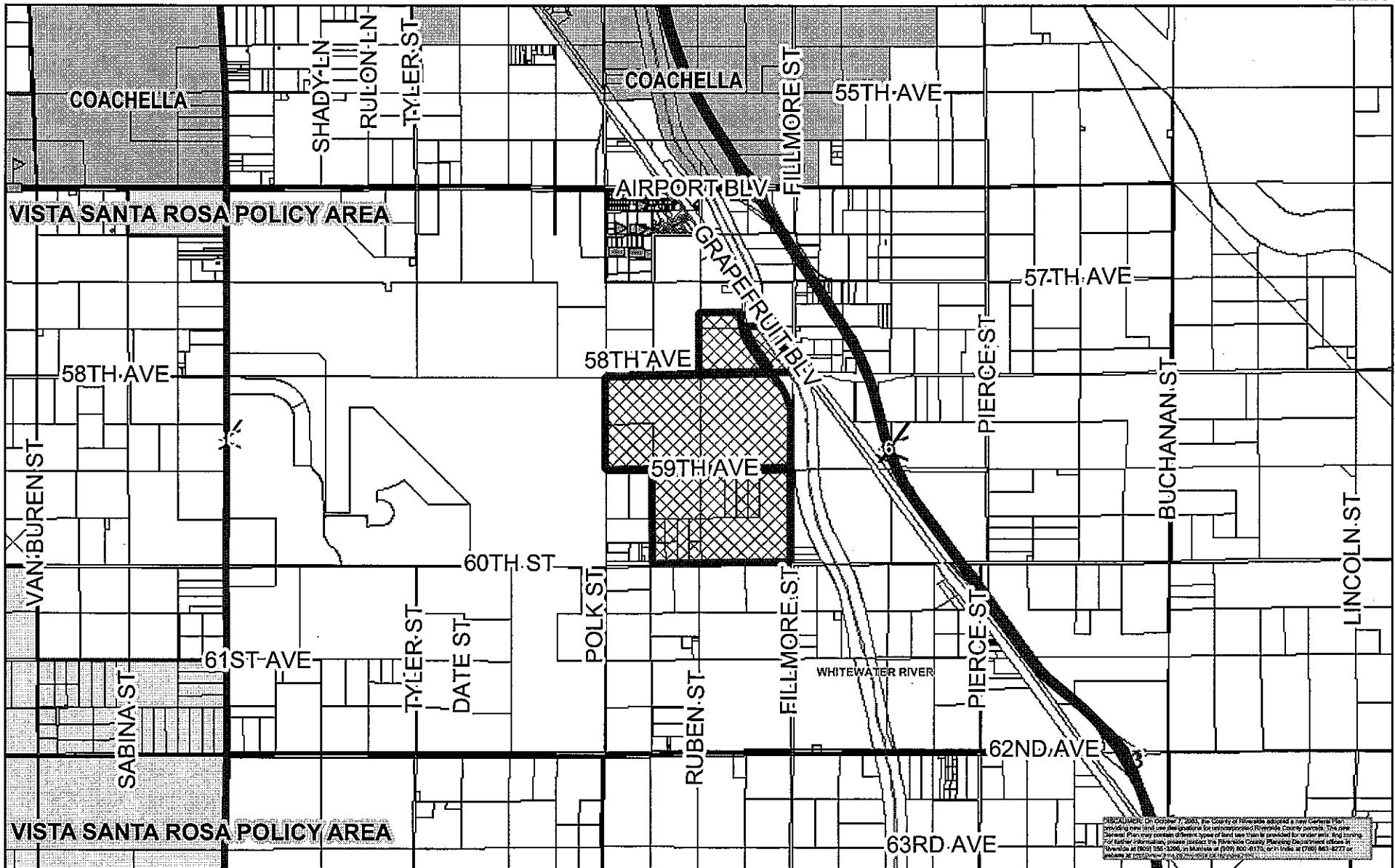


ASSESSORS
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 THOMAS 5531 G6
 BROS.PG



CZ07481 GPA00846 SP00369

POLICY AREAS



NOT A PUBLIC DOCUMENT. On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under any existing zoning. For further information, please contact the Riverside County Planning Department at 900 N. Lincoln at 909-936-3200, in Marina at 909-800-6170, or in Indio at 760-933-8277 or online at www.riversidecountyplanning.com

RIVERSIDE COUNTY PLANNING DEPARTMENT

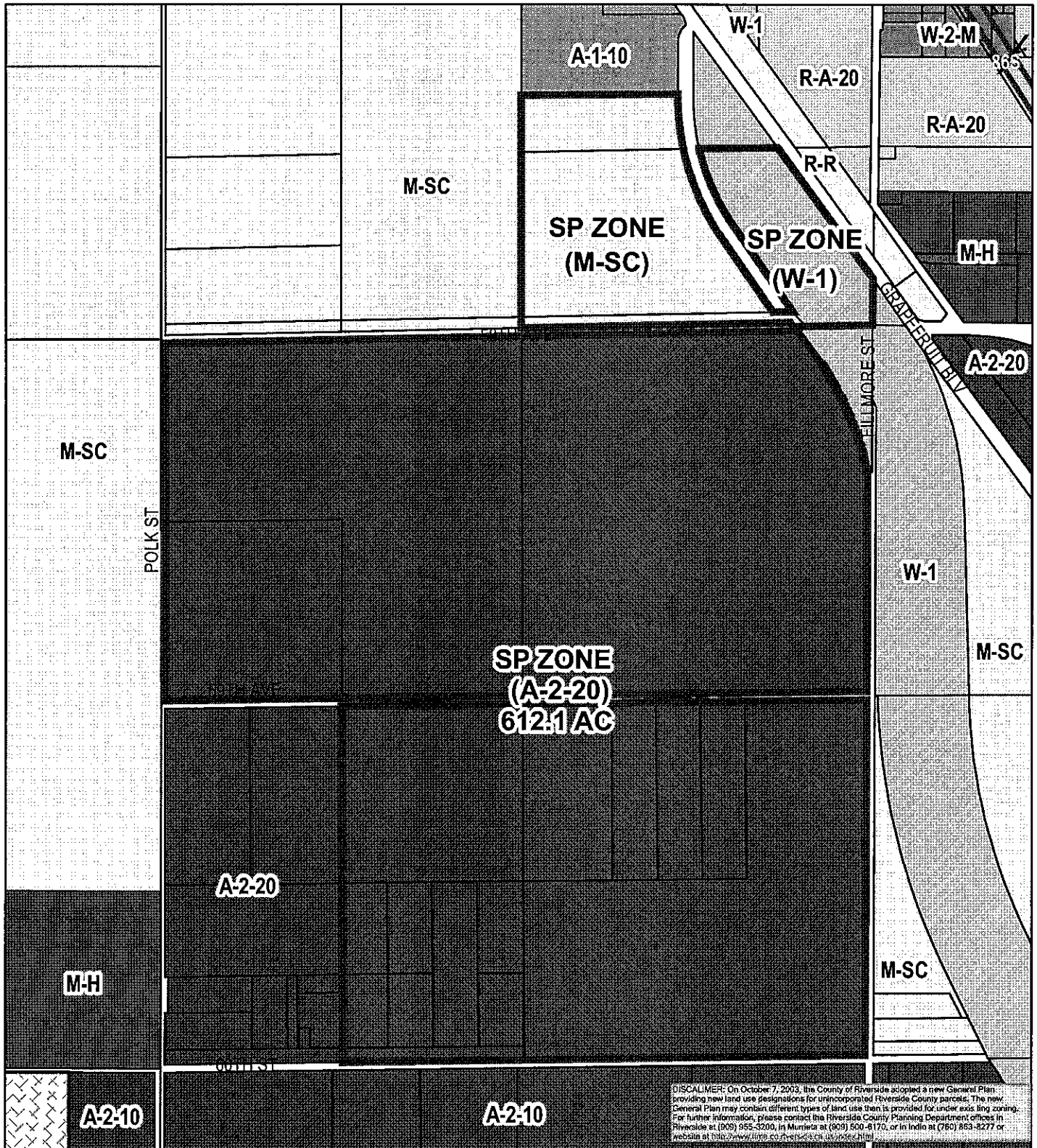
Zone
 District: Lower Coachella Valley
 Township/Range: T6SR8E

Section : 27



ASSESSORS
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 THOMAS
 BROS.PG 5531 G6

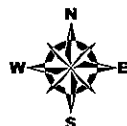
PROPOSED ZONING



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (909) 955-3200; in Murrieta at (909) 600-8170; or in Indio at (760) 863-8277 or website at <http://www.ltrm.co.riverside.ca.us/index.html>

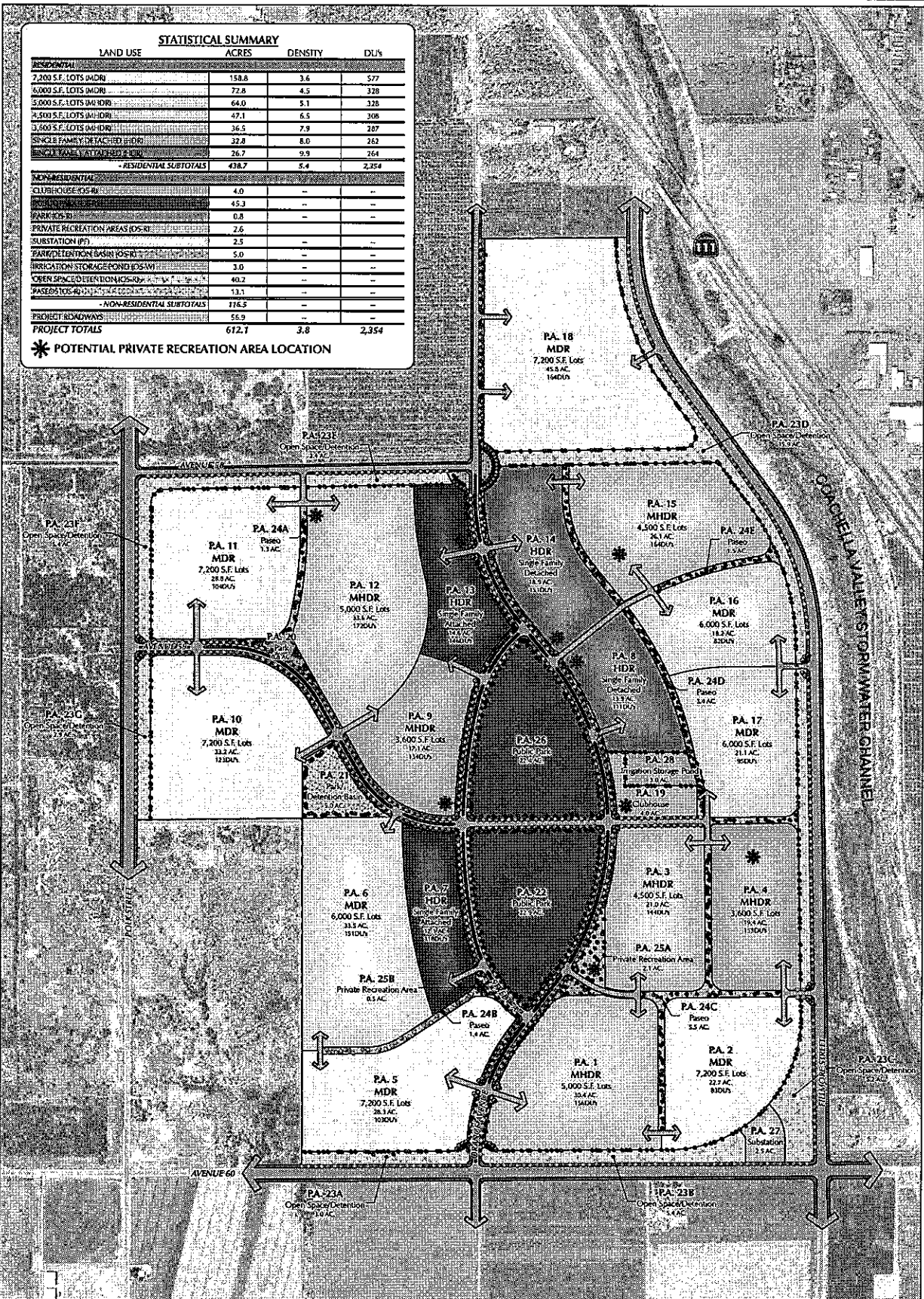
RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone
 District: **Lower Coachella Valley**
 Township/Range: T6SR8E
 Section : 27



Assessors
 Bk. Pg. 757-20 & 21
 Thomas
 Bros. Pg. 5531 G6

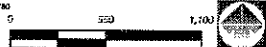




Sources: Eagle Aerial (2006)

FIGURE II-1

T&B PLANNING
 17842 East 17th Street, Suite 101, Torrey, CA 92780
 P: 714.503.4300 F: 714.503.6361
 www.tandbplanning.com



CONCEPTUAL SPECIFIC PLAN LAND USE PLAN

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: 7/19/10

TO: Planning Commission

FROM: Matt Straite

RE: Draft Zoning Ordinnace for Thermall 551 (Specific Plan 369)

Commission:

The attached Zoning Ordinance is still in draft form. A final version is planned to be completed prior to the Hearing, but was not available at the time the staff reports were printed. The attached Ordinance is provided for reference purposes only.

Y:\Planning Case Files-Riverside office\SP00369\PC hearings\Memo.doc

ORDINANCE NO. 348.

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Section ~~XXX~~ of Ordinance No. 348, and Official Zoning Plan Map No. ~~XXX~~, as amended, are further amended by placing in effect in the Lower Coachella Valley District the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. ~~XXX~~, Change of Zone Case No. 07481," which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section ~~XXX~~ to read as follows:

"Section ~~XXX~~ SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 369.

a. Planning Areas 1 and 12.

(f) The uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 1 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for Planning Area 1.

Thereafter, the uses permitted in Planning Area 1 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e,

(8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) The uses permitted for Planning Area 12 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Area 1 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 1 and the development standards for uses in Planning Area 12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 5,000 square feet. The minimum lot width shall be 50 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between buildings shall be at least 10 feet, regardless of lot lines. Side yard setbacks shall be a minimum of 5 feet. Side yard setbacks on corner lots shall be a minimum of 10 feet. The rear yard setback shall be a minimum of 15 feet.
- C. The maximum building height shall be 35 feet.

- D. The maximum lot coverage shall be 60% for single story structure and 50% for two story units.
- E. A minimum of 200 square feet of private open space shall be provided. All dimensions for each private open space shall be a minimum of 8 feet.
- F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- G. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setback. No AC units are permitted in front of the main residential building. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 7 feet into the front or rear setback. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.
- H. All playground equipment within Planning Areas 1 and 12 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 1 and 12 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback to the garage shall be 3 feet. In addition, the minimum rear yard setback on the second floor shall be 3 feet for 50% of the

living area and 9 feet for the remaining 50% of the second story.

- B. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear or front setback.
- D. All other development standards for lots with rear-loaded homes in Planning Areas 1 and 12 shall be the same as the development standards for single-family detached homes in Planning Areas 1 and 12 as set forth in subsection a. (4) of this Section.

(6) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. The minimum side yard distance between structures shall be at least 10 feet. The minimum rear yard setback shall be 5 feet to the garage and 15 feet to the residential structure.
- B. There shall be a minimum 20 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 10 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

E. All other development standards for lots with paired Z-lot homes in Planning Areas 1 and 12 shall be the same as the development standards for single family detached homes in Planning Areas 1 and 12 as set forth in ~~subsection a. (4) of this Section.~~

(7) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

b. Planning Areas 2, 5, 10, 11 and 18.

(1) The uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 2 and 18 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map No. 134 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 2 and 18, respectively) have been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, the uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, ~~the uses permitted under~~ Section 6.1.b shall include private recreational parks/areas.

(2) The uses permitted for Planning Areas 5, 10, and 11 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,

except that the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Areas Areas 2, 5, 10, 11, and 18 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet. The minimum lot width shall be 72 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between buildings shall be at least 15 feet. Side yards setbacks on corner lots shall be a minimum of 15 feet with a minimum setback of 5 feet on each side. The rear yard setback shall be a minimum of 20 feet. The minimum setback for garages shall be 18 feet. The minimum side-in garage setback shall be 15 feet.
- C. Building height shall not exceed 35 feet.
- D. The maximum lot coverage shall be 50% of any lot with a single-story dwelling and 40% of any lot with a two-story dwelling.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the minimum front, side, or rear setback.

No AC units are permitted in front of the main residential building. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 12 feet into the minimum front or rear setback. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

c. Planning Areas 3 and 15:

(1) The uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 3 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, the uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The uses permitted in Planning Area 15 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the

uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(3) The development standards for agricultural ~~uses and~~ incidental uses thereto within Planning Area 3 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Area 3 and the development standards for uses in Planning Area 15 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following development standards:

- A. The minimum lot size shall be 4,500 square feet. The minimum lot width shall be 45 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum corner side yard setback shall be 10 feet. All other side yard setbacks shall be 5 feet. The minimum side yard distance between structures shall be at least 10 feet. The minimum rear yard setback shall be 15 feet. The minimum garage setback shall be 18 feet.
- C. The maximum building height shall be 35 feet.
- D. The maximum lot coverage shall be 60% for single story buildings and 50% for two story buildings. Lot coverage includes, but is not limited to, garages, covered porches, and balconies.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setbacks. No AC

units shall be permitted in front of the structure. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 10 feet into the front or rear setback. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) If Planning Areas 3 and 15 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 3 and 15 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story.

B. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear setback.

C. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

D. All other development standards for lots with rear-loaded homes in Planning Areas 3 and 15 shall be the same as the development standards for single-family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(6) If lots with Planning Areas 3 and 15 of Specific Plan No. 369 are developed

with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be ~~deleted and replaced with the following~~:

- A. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. All other side yard setbacks shall be 5 feet. The minimum side yard distance between buildings shall be at least 10 feet.
- B. There shall be a minimum 20 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- E. All other development standards for lots with paired Z-lot homes in Planning Areas 3 and 15 shall be the same as the development standards for single family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(7) If lots within Planning Areas 3 and 15 of Specific Plan No. 369 are developed with cluster homes, the development standards for Planning Areas 3 and 15 shall be the same as those standards identified in Article VII of Ordinance 348, except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, ~~7.6, 7.7, 7.8, 7.9, 7.10, and 7.11~~ of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet.

- B. There shall be a minimum 20 feet separation between the first stories of adjacent buildings. There shall be a minimum 30 feet separation between the second stories of adjacent buildings.
- C. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed more than 5 feet into the rear setback.
- D. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- E. All other development standards for lots with cluster homes in Planning Areas 3 and 15 shall be the same as the development standards for single family detached homes in Planning Areas 3 and 15 as set forth in subsection c. (4) of this Section.

(8) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 4 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for Planning Area 4.

Thereafter, the uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3),

(5), (6), (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 4 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(3) If lots in Planning Area 4 of Specific Plan No. 369 are developed with paired Z-lot homes, the planning area development standards shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,600 square feet. The minimum lot width shall be 45 feet.
- B. The minimum front yard setback shall be 12 feet. The minimum corner side yard setback shall be 8 feet. All other side yards shall be at least 4 feet. The minimum rear yard setback shall be 5 feet to the garage and 15 feet to the main residential building. The garage setback from the front property line shall be 18 feet.
- C. The maximum structural height shall be 35 feet.
- D. The maximum lot coverage shall be 30%.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the front, side, or rear setbacks. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of

encroachments.

- F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- G. All playground equipment within ~~Planning~~ Area 4 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(4) If lots in Planning Area 4 of Specific Plan No. 369 are developed with cluster homes, the planning area development standards shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback shall be 10 feet.
- B. There shall be a minimum 20 feet separation between the first stories of adjacent buildings. There shall be a minimum 30 feet separation between the second stories of adjacent buildings.
- C. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- D. All other development standards for lots with cluster homes in Planning Area 4 shall be the same as the development standards for paired Z-lot homes in Planning Area 4 as set forth in subsection d. (3) of this Section.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

e. Planning Areas 6, 16, and 17

(1) The uses permitted in Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2); (3); (4); (5); (7), (8), (9); Section 6.1.b. (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational parks/areas.

(2) If Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with single family detached homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 6,000 square feet. The minimum lot width shall be 60 feet.
- B. The front yard setback shall be a minimum of 15 feet. The minimum side yard distance between building shall be at least 10 feet. Side yards setbacks on corner lots shall not be less than 10 feet. The rear yard setback shall not be less than 15 feet. All other side yard setbacks shall not be less than 5 feet. The minimum setback for garages shall be 18 feet. The minimum side-in garage setback shall be 15 feet.
- C. The maximum building height shall be 35 feet.
- D. The maximum lot coverage shall be 50% for single story buildings and 40% for two story buildings.
- E. Encroachments for fireplaces, AC units and media centers shall not

exceed 2 feet into the ~~minimum front, side, or rear setback.~~
Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be ~~permitted in front of the structure.~~ ~~The side yard~~ with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. All playground equipment within Planning Areas 6, 16, and 17 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) If lots within Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with rear-loaded homes, the development standards for Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum front yard setback shall be 10 feet. The minimum rear yard setback on the second floor shall be 3 feet for 50% of the living area and 9 feet for the remaining 50% of the second story .
- B. Any driveway shall be less than 3 feet in length or at least 18 feet in length, driveway lengths between 3 feet and 18 feet are not permitted.
- C. Encroachments for balconies, porches and decks shall not exceed 5 feet into the minimum rear setback.
- D. All other development standard ~~for lots with rear-loaded homes~~ in Planning Areas 6, 16, and 17 shall be with the same as the development standards for single family detached homes in Planning Areas 6, 16, and 17 as set forth in subsection e. (2) above.

playground (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

f. Planning Areas 7 and 13.

(1) The uses permitted in ~~Planning Areas 7 and 13 of Specific Plan No. 369~~ shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3), (7), (8); and Section 7.1.c.(1), (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Areas 7 and 13 of Specific Plan No. 369 shall be developed with duplex, triplex, or townhomes. The development standards for uses in Planning Areas 7 and 13 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 5,000 square feet.
- B. The front yard setback shall be a minimum of 15 feet. Side yards setbacks on corner lots shall be a minimum of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The rear yard setback shall be a minimum of 15 feet.
- C. The minimum building separation shall be 30 feet. Side yard setbacks between duplex, triplex, or townhomes structures shall be a minimum of 10 feet.
- D. The maximum building height shall not exceed 35 feet.
- E. Encroachments for fireplaces, AC units and media centers shall not exceed more than 2 feet into the yard setback. Encroachments for

balconies, porches, decks, and attached patio covers shall not exceed 5 feet into the front or rear setbacks. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

G. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

H. All playground equipment within Planning Areas 7 and 13 shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

g. Planning Areas 8 and 14.

(1) The uses permitted in Planning Areas 8 and 14 of Specific Plan No. 369 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3), (6), (7), (8); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Areas 8 and 14 of Specific Plan No. 369 shall be developed with cluster single family homes. The development standards for uses in Planning Areas 8 and 14 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

A. The minimum lot size shall be 2,500 square feet.

B. The front yard setback shall be a minimum of 10 feet for units not facing a shared driveway. Side yards setbacks on corner lots shall be

a minimum of 10 feet. All other side yard setbacksThe rear yard setback shall be a minimum of 10 feet.

C. The minimum building separation (front to front -- first story) shall be 20 feet. The minimum building separation (front to front -- second story) shall be 30 feet. The minimum building separation (rear to rear) shall be 20 feet. The minimum building separation (side to side) shall be 10 feet. The minimum building separation (garage to garage) shall be 30 feet.

D. The maximum building height shall not exceed 35 feet.

E. Encroachments for fireplaces, AC units and media centers shall not exceed 2 feet into the minimum side setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

F. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.

G. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

h. Planning Area 9.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the

same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), and (7); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b shall include private recreational parks/areas.

(2) Planning Area 9 of Specific Plan No. 369 shall be developed with rear-loaded single family homes. The development standards for uses in Planning Area 9 of Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,600 square feet. The minimum lot width shall be 45 feet.
- B. The front yard setback shall be a minimum of 10 feet. The separation between structures shall not be less than 10 feet. Side yards setbacks on corner lots shall be a minimum of 10 feet. All other side yard setbacks shall be a minimum of The minimum rear yard setback on the second floor shall be 3 feet for 50% of the building and 9 feet for the remaining 50% of the second story.
- C. The maximum building height shall not exceed 35 feet.
- D. The maximum lot coverage shall be 65% for single story structures and 50% for two story structures.
- E. There shall be a 20 foot separation between the second stories of adjacent buildings.
- F. There shall be 50 square feet of landscaping at the T-intersection of a private alley or where an alley abuts a trail connection.
- G. Encroachments for fireplaces, AC units and media centers shall not

exceed 2 feet into the minimum side setback. Encroachments for balconies, porches, decks, and attached patio covers shall not exceed 7 feet into the minimum front or rear setback. No AC units shall be permitted in front of the structure. The side yard with gate access shall at all times maintain a 5 feet clearance regardless of encroachments.

- H. Any driveway shall be less than 3 feet in length or at least 18 feet in length; driveway lengths between 3 feet and 18 feet are not permitted.
- I. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VII of Ordinance No. 348.

i. Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 25A, 25B, and 28.

(4) The uses permitted in Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map No. 132 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 23B, 23C, and 24C, and applicable to 23D, respectively) have been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, for Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 the

uses permitted shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas, detention basins, open space, paseos, irrigation storage ponds and related facilities, trails, pools, tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related uses.

(2) The uses permitted in Planning Areas 19, 20, 21, 23A, 23E, 23F, 23G, 24A, 24B, 24D, 24E, 25A, 25B and 28 of Specific Plan No. 369 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas, detention basins, open space, irrigation storage ponds and related facilities, trails, paseos, pools, tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related uses.

(3) The development standards for agricultural uses and incidental uses thereto within Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(4) The development standards for uses other than agricultural uses and incidental uses thereto within Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D, 24E, 25A, 25B, and 28 of Specific Plan No. 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348. Additionally, the following development standard shall apply:

- A. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

(5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

i. Planning Areas 22 and 26.

(1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 369 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include public recreational parks/areas.

(2) The development standards for Planning Areas 22 and 26 of Specific Plan No. 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348. Additionally, the following standards shall apply:

A. Sports fields and lawn areas may be lighted; however, lighting shall be directed in a manner that minimizes light pollution impacts on nearby residential units. Lighting of sports fields and lawn areas shall conform to the requirements of Riverside County Ordinance No. 655.

B. All playground equipment shall be shaded in accordance with the Shade Standards described in Section IV.E.3 of Specific Plan No. 369.

C. Drinking fountains and public restrooms shall be provided.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

j. Planning Area 27.

(1) The uses permitted in Planning Area 27 of Specific Plan No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use,

other than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Area 27 of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or disestablished in the planning area and any corresponding Williamson Act contract is no longer in effect for the planning area.

Thereafter, for Planning Area 27 of Specific Plan No. 369 the uses permitted shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (2), (3), (4), and (8); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall include electrical substations, maintenance roads, and other related facilities and equipment.

(2) The development standards for agricultural uses and incidental uses thereto within Planning Area 27 of Specific Plan No. 369 shall be the same as those standards in Article XIII, Section 13.2 of Ordinance No. 348.

(3) If Planning Area 27 of Specific Plan No. 369 is developed with utility land uses, the development standards for such uses shall be the same as those standards identified in Section 8.101 of Ordinance No. 348, except that the development standards pursuant to Section 8.101.a, b, c, and e shall be deleted and replaced with the following:

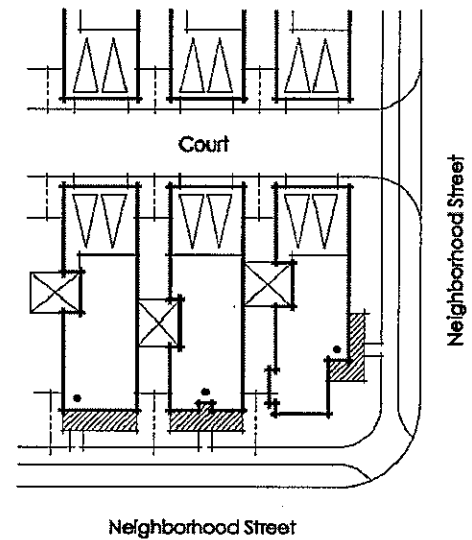
- A. The maximum building height shall be 75 feet.
- B. There is no minimum lot size or front, side, or back minimum width requirements.

(4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.”

Section 3. Definitions. For the purpose of this ordinance, certain words and terms used herein are herewith defined. Definitions in this Section are in addition to those defined in Article XXI of Ordinnace No. 348. When not inconsistent with the context, words used in the present tense include the future tense; ~~words in the singular number~~ include the plural number and words in the plural number include the singular number. The masculine gender includes the feminine and neuter gender. The word "shall" is always mandatory and not merely directory. The word "may" is permissive.

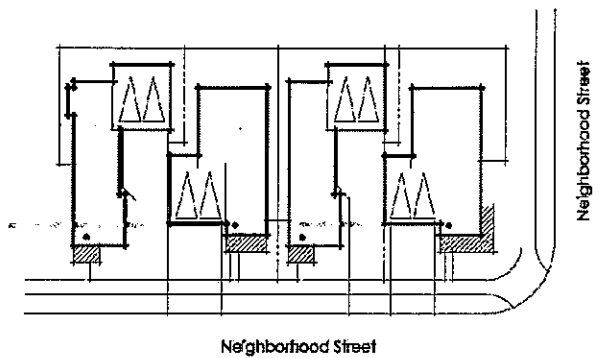
a. Rear Loaded Homes.

An attached or detached residential dwelling unit which features a vehicular entrance (driveway) to the back of the lot usually attached to an alley. In a Rear Loaded Home all residences must face a street. (see diagram)



b. Paired Z lot

A type of development which typically situates a detached single family structure so that at least one wall is on a property line; however, a

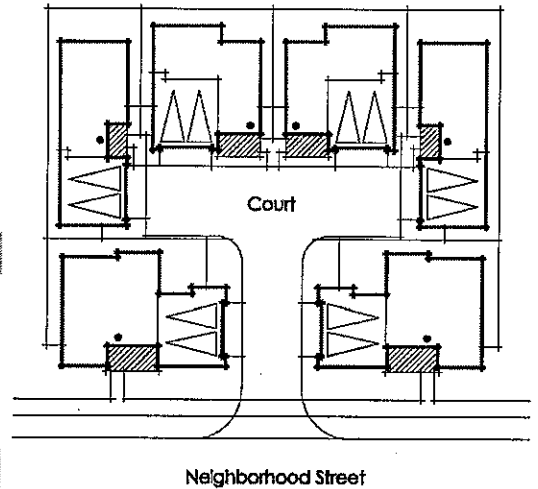


minimum set back between structures is required. Often this will include

reciprocal easements so that open space for one homeowner will be situated in another homeowners property. Alternatively the actual lot line may change to follow the proposed structure placement (see diagram).

c. Cluster Homes

A cluster home refers to a type of development which places several homes on one condominium lot, usually clustered around one common drive way or drive isle (see diagram)



Section 4. This ordinance shall take effect 30 days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By:

Chairman, Board of Supervisors

ATTEST:

Clerk of the Board

By

Deputy

(SEAL)

THIS IS A DRAFT DOCUMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE

APPROVED AS TO FORM:

_____, ___, 2010

By: _____

DRAFT

THIS IS A DRAFT DOCUMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP -CAUSE FOR REVOCATION RECOMMND

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 369 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 369, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 7481.

GPA = Comprehensive General Plan Amendment No. 846.

EIR = Environmental Impact Report No. 504.

10. EVERY. 3 SP - SP Document RECOMMND

Specific Plan No. 369 shall include the following:

a. Specific Plan Document, which shall include:

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

SPECIFIC PLAN Case #: SP00369

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10. GENERAL CONDITIONS

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

6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 504 Document, which must include, but not be limited to, the following items:

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

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

10. EVERY. 4 SP - Ordinance Requirements RECOMMND

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

10. EVERY. 5 SP - Limits of SP DOCUMENT RECOMMND

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

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 2 SP*GSP-1 ORD. NOT SUPERSEDED RECOMMND

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

10.BS GRADE. 3 SP*GSP-2 GEO/SOIL TO BE OBEYED RECOMMND

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

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

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

10.BS GRADE. 5 SP*-NO GRADING & SUBDIVIDING RECOMMND

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

E HEALTH DEPARTMENT

10.E HEALTH. 1 HAZMAT BUSINESS EMERGENCY PLAN RECOMMND

A business plan will be required for any facility that stores hazardous materials greater than 55 gallons, 200 cubic feet, or 500 pounds, or stores any acutely hazardous materials or extremely hazardous substances.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 PREVENT ACCESS TO DRAIN

RECOMMND

It is noted that the Coachella Valley Stormwater Channel runs along the eastern side of the proposed development(s) delineated in Specific Plan#369. Bacterial monitoring of the water in this channel have shown that it does not meet the Recreational 1 standards for direct body contact activities such as swimming. Moreover, the location of this channel to the proposed development poses a potential drowning hazard.

Therefore, the reasonable measures must be taken by the responsible entity or entities for the Channel to ensure that the public is prevented from entering or gaining access to this Channel. Moreover, signs must be posted at reasonable locations around this Channel warning the public to not enter this restricted area.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS

RECOMMND

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

10.FIRE. 2 SP*-#100-FIRE STATION

RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

10.FIRE. 2 SP* -#100-FIRE STATION (cont.) RECOMMND

to meet service demands through the regional intergrated fire protection response system.

10.FIRE. 3 SP-#86-WATER MAINS RECOMMND

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP-#101-DISCL/FLAG LOT RECOMMND

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

10.FIRE. 5 SP-#47 SECONDARY ACCESS RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10.FIRE. 6 SUP-FUTURE RECOMMND

*** No Text Exists For This Condition ***

10.FIRE. 8 SP-#95-HAZ FIRE AREA RECOMMND

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 9 SP-#96-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any wood shingles or shakes shall have a Class B rating and shall be approved by the Fire Department prior to installation.

07/19/10
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

10.FIRE. 10 SP-#97-OPEN SPACE RECOMMND

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

10.FIRE. 11 SP-#85-FINAL FIRE REQUIRE RECOMMND

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

10.FIRE. 13 SP-#101-DISCL/FLAG LOT RECOMMND

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 14 SP-#87-OFF-SET FUNDING RECOMMND

The fiscal analysis for this project should identify a funding source to off-set the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$100.00 per dwelling unit and 16c per square foot for retail, commercial and industrial.

PLANNING DEPARTMENT

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES RECOMMND

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES (cont.) RECOMMND

specific plan substantial conformance accompanied by a revision to the complete specific plan document.

10.PLANNING. 4 SP - NO P.A. DENSITY TRANSPER RECOMMND

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

In this SPECIFIC PLAN, each Planning Area (PA) has a "Target" unit count. Each PA also has a Land Use Designation Range. The Target unit count is a carefully created estimate used to create a total dwelling unit number for the entire SPECIFIC PLAN. However, the target for each PA does not limit the number of dwelling units in a PA. A PA is permitted to build over the Target density so long as the PA total unit count does not exceed the top of its Land Use Designation range. In no case shall the SPECIFIC PLAN maximum total permitted residential dwelling units (2,354) be exceeded."

10.PLANNING. 5 SP - GEO02008 RECOMMND

County Geologic Report (GEO) No. 2008, submitted for this project (SP00369) was prepared by Neblett & Associates, Inc. and is entitled: "Preliminary Geologic and Geotechnical Investigation, Proposed 600+/- Acre Residential Development, Thermal Area, Riverside County, California, Project No. 457-000-03", dated March 5, 2004.

In addition Neblett & Associates submitted the following reports entitled:

"Preliminary Summary Report, Geotechnical Evaluation of Conceptual Plan, Thermal 551 Project at 58th , Polk, 60th And Fillmore, Coachella, California, Project No. 457-000-11", dated December 12, 2006.

"Supplemental Engineering Geologic Study, Thermal 551 Project, Additional Planning Area PA-18 (Dunlap Parcels), and Projectwide Evaluation of Tile Underdrains - Thermal 551 Site, Thermal Area of Coachella Valley, California, Project No. 457-000-10" dated September 1, 2008.

"Response to Review Comments, Thermal 551 Project, Coachella, California, Project No. 457-000-03" dated September 1, 2008.

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10. GENERAL CONDITIONS

10.PLANNING. 5

SP - GEO02008 (cont.)

RECOMMND

"Response to Review Comments #2, Thermal 551 Project (Specific Plan 00369), Coachella, California, Project No. 457-000-03" dated January 29, 2008.

These additional reports are now included as part of GEO 2008.

GEO No. 2008 concluded:

1. Based on site mapping, aerial photo review and literature research there is no evidence of active faulting trending toward or crossing this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

2. The undocumented fill material, disturbed ground and existing weak and compressible near surface soils present on this site are unsuitable in their present condition to support any new fills or proposed structures.

3. There is a high potential for this site to be affected by seismically induced liquefaction relative to the high groundwater levels underlying this site.

4. With the exception of strong seismic shaking and related liquefaction, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced landsliding or subsidence, ground lurching, or seismically induced flooding is considered low.

5. This site is underlain by an existing tile drain system installed in the past to help control high groundwater levels and related saltation problems associated with former agricultural activities. It was determined that these drain lines were well backfilled, structurally capable of supporting the proposed improvements and should be retained as a measure to control future groundwater levels which will assist in the mitigation of liquefaction. In addition these drains will help prevent the development of a "salt" crust related to evapotranspiration of landscape water.

GEO No. 2008 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 5

SP - GEO02008 (cont.) (cont.)

RECOMMND

1.All undocumented fill, topsoil, and potentially compressible near surface soils should be removed to expose native soils exhibiting an in-place relative compaction of at least 85% as determined by ASTM Test Method D1557. After approval of the removal bottoms, these areas to receive fill should be scarified to a depth of at least 8-inches, brought to 2-3% above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D1557 and verified by field density testing prior to placing any fill. It should be anticipated that the overexcavation bottoms will be in close proximity to the groundwater surface which may result in pumping or heaving of the underlying saturated soils and measures to stabilize these areas prior to placing fill (such as a gravel layer or reinforcement with a geotextile fabric) should be incorporated as necessary.

2.The removed soils may be reused as fill soils provided they are cleaned of organics and other deleterious materials. All fill soils should be placed in lifts not exceeding 6-inches in thickness, moisture conditioned to above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557 and verified by field density testing.

3.Any future underground utility lines which intercept the existing tile drain system should be evaluated on a case-by-case basis to determine if they will interfere with or assist the performance of the existing tile drains. All underground utilities which may potentially provide for enhanced groundwater control should be incorporated into the existing system so as to provide additional control of the groundwater levels beneath this site. Any interference of a newly installed utility or any other underground installation (i.e. swimming pools, basements, etc.) with the existing tile drains should be addressed in such a way as to maintain the functionality of the tile drain system.

4.The site is located within a seismically active area of Southern California and should be ~~expected to experience~~ strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - GEO02008 (cont.) (cont.) (cont.) RECOMMND

5.The finished building pads should be tested for expansive soils subsequent to the completion of grading to confirm the expansion potential of the fill soils for structural design purposes.

6.There is the potential for this site to experience as much as 6-7 inches of seismically induced liquefaction related settlement related to a seismic event on nearby faults. All structures should be designed as needed to mitigate the effects of this possible settlement. Measures may include post tensioned slab-on-grade foundation systems, mat foundations or enhanced reinforcement of conventional foundation systems as addressed in the most recent version of the recently adopted California Building Code (CBC 2007).

GEO No. 2008 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2008 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 SP - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 7 SP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

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10. GENERAL CONDITIONS

10.PLANNING. 7 SP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

10.PLANNING. 8 SP - CVWD COMPLIANCE (3) RECOMMND

Prior to approval of a permanent encroachment permit for outlets discharging into the Coachella Valey Stormwater Channel (CVSC) the applicant shall provide written assurance to the County that all issues listed as "Prior to approval of a permanent encroachment permit for outlets discharging into the CVSC" in the letter from the Coachella Valley Water District (CVWD) dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-The area/project will be required to be incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stonnwater in the Whitewater River Watershed, which is known as the MS4 Permit.

-The developer/applicant shall provide a letter from the land use authority for the project certifying that the project has been reviewed and determined to meet the requirements of the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit. This certification applies to requirements included in the Drainage Area Management Plan, Stormwater Management Plan, Stormwater Pollution Prevention Plan and Water Quality Management Plan described in the MS4 Permit and applicable to the project at the time of the application.

-CVWD requires the developer/applicant to implement control measures to the maximum extent practicable to prevent the discharge of non-stormwater generated runoff into the Coachella Valley Stormwater Channel. The developer/applicant shall repair and maintain the outlet structure and the channel to mitigate any condition of nuisance and/or damage to the outlet structure and the channel caused by the developer/applicant's discharge of non-stormwater as determined by CVWD. This maintenance and repair shall include, but not be limited to outlet concrete repairs, channel bottom scour repair, slope protection repair, vegetation clearing, ponded/nuisance water removal, etc. Failure to comply with these conditions of approval

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10. GENERAL CONDITIONS

10.PLANNING. 8 SP - CVWD COMPLIANCE (3) (cont.) RECOMMND

may result in CVWD revoking the permanent encroachment permit associated with the outlet and removal or sealing of the outlet.

10.PLANNING. 9 SP - LC CONCEPT PLANTING PLAN RECOMMND

The County requires that all discretionary permits and/or approvals that include new and rehabilitated landscapes with a total landscape area equal to or greater than 2,500 square feet comply with the County's water efficient landscape standards contained in Ordinance No. 859. Prior to scheduling this case for a public hearing/action, a Conceptual Landscape Plan shall be submitted to and approved by the Planning Department. Applicants shall adhere to the following requirements:

Provide 2 sets of plans on 24" x 36" sheets at 20 scale that include a title block, north arrow, limit of work lines, hardscape features, graphic scale, street names, elevation drawings etc. The plan shall clearly depict concept designs and theme elements for the expected future final landscaping, shading, and parking plan (the final planting and irrigation plans would normally be submitted as a minor plot plan and approved prior to the issuance of building permits). For guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required at the conceptual landscape phase.

Conceptual landscape plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and groundcover to be provided within landscaped areas and in other open space areas within the project. Top dressing(s) should be described, including the areas devoted to living groundcovers. All plants must be selected from the Riverside County California Friendly Plant List. Special features, such as rockwork, fencing, water features, recreational trails, MSCHP regulated areas, etc. shall be identified. The Conceptual Landscape Plan shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties.

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10. GENERAL CONDITIONS

10.PLANNING. 9 SP - LC CONCEPT PLANTING PLAN (cont.) RECOMMND

If impacts to on-site or nearby biological resources require special treatments, the planting plans shall be reviewed and approved by a professional biologist from the County's official list.

If the project is in the Coachella Valley, the landscape architect shall coordinate with the Riverside County Agricultural Commissioner's for a current list of quarantine plant materials. The number for the Agricultural Commissioner's office is 760-863-8291.

The Conceptual Landscape Plan shall be prepared in a professional manner by a California Licensed Landscape Architect.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 USE - LEA REMEDIATION RECOMMND

The following condition must be addressed "PRIOR TO GRADING PERMIT ISSUANCE" for grading activities not related to, required for, or in conjunction with, implementation of the approved landfill closure plan. Because the proponent is proposing water infiltration protective system as required by the CRDEH and DTSC, this condition is not intended to preclude, delay or prevent issuance of a grading permit for grading activities necessary to implement the approved landfill closure plan, whether such required grading activity is within the landfill site or within adjacent

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 1 USE - LEA REMEDIATION (cont.) RECOMMND

portions of the project site. The grading plan and permit issued for the landfill site closure grading activity may include grading for infrastructure improvements within the landfill footprint and/or adjacent to the landfill footprint. Infrastructure improvements include roadways, water lines, sewer lines and dry utilities.

30.E HEALTH. 1 SP* - CVWD WATER AND SEWER RECOMMND

A "will serve" letter from Coachella Valley Water District for potable water and sanitary sewer must be submitted to Environmental Health Department prior to issuance of a SAN53.

30.E HEALTH. 1 USE - FOOD PLANS REQD RECOMMND

The following condition must be addressed "PRIOR TO BUILDING PERMIT ISSUANCE".

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current Local and State Laws.

30.E HEALTH. 2 USE* - POOL PLANS REQUIRED RECOMMND

The following condition must be addressed "PRIOR TO BUILDING PERMIT ISSUANCE".

A set of three complete plans for each public/semi public swimming pool must be submitted and approved by District Environmental Services.

30.E HEALTH. 2 LEA CLEARANCE REQUIRED RECOMMND

The developer must address the following:

- a) Provide a copy of the Remedial Action Plan to the County of Riverside, Local Enforcement Agency (LEA) for review.
- b) Provide design plans to the LEA for review for the park area that incorporates the landfill.

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30. PRIOR TO ANY PROJECT APPROVAL

30.E HEALTH. 4

USE- ABANDON WELLS &SEPTIC

RECOMMND

The following condition must be addressed "PRIOR TO GRADING PERMIT ISSUANCE".

Any existing wells, not including groundwater monitoring wells, and/or septic systems be properly abandoned under permit from Environmental Health Dept. prior to issuance of a grading permit.

During the grading activity, it is the developer's responsibility to ensure the structural integrity and protection of any existing groundwater monitoring wells.

EPD DEPARTMENT

30.EPD. 1

SP - BUOW AND NESTING BIRDS

RECOMMND

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

Prior to issuance of any grading permit a nesting bird survey is required between February 1st and August 31st . No grading or site preparation shall occur between February 1st and August 31st unless a qualified biologist, currently holding an MOR with the County, conducts a nesting bird survey. The results of the survey shall be submitted to EPD for review and approval prior to issuance of any grading permit. Nesting birds are protected by federal Migratory Bird Treaty Act (MBTA). If nesting activity is observed, California Department of Fish and Game (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to initiating grading activities. This condition only applies is a grading permit is sought between Feb 1st and Aug 31st. If you have any questions please contact EPD directly at 951-955-6892.

Within 30-days prior to the issuance of a grading permit, a pre-construction presence/absence clearance survey for burrowing owl is required. This survey must be conducted by a qualified biologist currently holding an MOU with the

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30. PRIOR TO ANY PROJECT APPROVAL

30.EPD. 1 SP - BUOW AND NESTING BIRDS (cont.) RECOMMND

County and report must be submitted to EPD for review and approval. If the grading permit is not obtained within 30-days of the survey a new survey shall be required and submitted to EPD for review. This survey requirement is valid during all months of the year and is required before issuance of any grading permit.

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) RECOMMND

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

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS RECOMMND

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

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

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

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS RECOMMND

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Coachella Valley Water District 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy
- City of Coachella 1 copy
- Riverside County Planning Department in Desert 2 copies
- Executive Office - CSA Administrator 2 copies
- Clerk of the Board of Supervisors 1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6

SP - ACOUSTICAL STUDY REQD

RECOMMND

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

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

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygiene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary. See EIR Mitigation Measures 4.13-2 and 3.

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

30.PLANNING. 10

SP - GEO STUDY REQUIRED

RECOMMND

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 12 SP - EA REQUIRED

RECOMMND

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

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

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

30.PLANNING. 13 SP *- ADDENDUM EIR

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14

SP *- SUPPLEMENT TO EIR

RECOMMND

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

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

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

30.PLANNING. 15

SP *- SUBSEQUENT EIR

RECOMMND

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP *- SUBSEQUENT EIR (cont.) RECOMMND

not required."

30.PLANNING. 16 SP - COMPLETE CASE APPROVALS RECOMMND

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

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

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

30.PLANNING. 17 SP - AMENDMENT REQUIRED RECOMMND

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

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP - AMENDMENT REQUIRED (cont.)

RECOMMND

includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 18 SP - PARK AGENCY REQUIRED

RECOMMND

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

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

This condition shall be considered as NOT APPLICABLE if the Desert Recreation District is unwilling or unable to annex the property in question."

30.PLANNING. 20 SP * - PA PROCEDURES

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

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

1. The project proponent has processed a FINAL CHANGE OF

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30. PRIOR TO ANY PROJECT APPROVAL

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

RECOMMND

ZONE MAP concurrent with the SPECIFIC PLAN which legally defined this [these] planning area[s].

2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 21 SP - COMMON AREA MAINTENANCE

RECOMMND

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

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

- a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.
- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master

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30. PRIOR TO ANY PROJECT APPROVAL

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

maintenance organization shall include, but not be limited to, the following: Detention basins, streetscapes, clubhouse area, irrigation storage pond screening, open spaces, trails and trail landscaping.

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

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

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

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

RECOMMND

owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23

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

RECOMMND

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

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

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

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

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

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

Once approved by the Office of County Counsel, the

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for mitigations required during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 30 SP *- ENTRY MONUMENTATION RECOMMND

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

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

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 31 SP - POST GRADING REPORT RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 31 SP - POST GRADING REPORT (cont.) RECOMMND

grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 32 SP - SCHOOL MITIGATION RECOMMND

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

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

30.PLANNING. 33 SP - PALEO PRIMP & MONITOR RECOMMND

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

60.PLANNING CONDITION:

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33

SP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and a written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

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

30.PLANNING. 34 SP - PALEO MONITORING REPORT RECOMMND

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

90.PLANNING CONDITION:

"PRIOR TO BUILDING FINAL INSPECTION:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35 SP - CVWD COMPLIANCE (1)

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the applicant shall provide written assurance that all issues listed as "prior to implimenting project approval" in the letter from the Coachella Valley Water District dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-Obtain a Conditional Letter of Map Revision (CLOMAR) through the Federal Emergency Management Agency.

-Execute an agreement with the CVWD which shall include provisions outlined in the CVWD Ordinance No. 1234.

-Submit to the CVWD a flood control facility operations manual for review and approval.

-Grant flooding easments over the flood control facilities in a form and content reasonably acceptable to the CVWD.

-Submit final construction plans for all the proposed flood control facilities and a detailed hydrological and hydraulic design report for review and approval.

30.PLANNING. 36 SP - CVWD COMPLIANCE (2)

RECOMMND

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

"PRIOR TO BUILDING FINAL INSPECTION the applicant shall provide written assurance that all issues listed as "prior to occupancy" in the letter from the Coachella Valley Water District dated Spetember 28, 2009 have been addressed to the satasfaction of Coachella Valley Water District. Specifically the letter requests:

-Complete construction of on-site flood control facilities required to mitigate flood flows ~~from the north and the~~ concrete slope protection along the bank of the CVSC adjacent to the project. 0

-At the completion of the construction of the flood control facilities, submit for review and approval the "as-built"

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - CVWD COMPLIANCE (2) (cont.)

RECOMMND

topography, construction drawings and engineering analysis to verify that the design capacity is adequate.

-Obtain a Letter of Map Revision (LOMR) through the Federal Emergency Management Agency, which removes the development from the special flood hazard area.

-Grant easements through the property for CVWD access to the Coachella Valley Stormwater Channel in a form and content reasonably acceptable to CVWD.

-Deed to CVWD ownership and maintenance of the constructed slope protection along the bank of the Coachella Valley Stormwater Channel. The developer should contact CVWD to obtain the standard acceptance documents."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP369/TS CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harrison Street (NS) at:
Avenue 54 (EW)
Airport Boulevard (EW)
Avenue 62 (EW)
Avenue 64 (EW)

Tyler Street (NS) at:
Avenue 54 (EW)
Airport Boulevard (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP369/TS CONDITIONS (cont.)

RECOMMND

Avenue 62 (EW)

Polk Street (NS) at:
Airport Boulevard (EW)
Church Street (EW)
Avenue 58 (EW)
Avenue 59 (EW)
Avenue 60 (EW)
Avenue 62 (EW)

Project Driveway (Olive Street) (NS) at:
Avenue 58 (EW)

Street "A" (NS) at:
Avenue 59 (EW)

Orange Avenue (NS) at:
Avenue 58 (EW)
Street "A" (North) (EW)
Avenue 59 (EW)
Street "A" (South) (EW)
Avenue 60 (EW)

Grapefruit Boulevard (NS) at:
Airport Boulevard (EW)
Main Street (EW)
Church Street (EW)

Fillmore Street (NS) at:
Grapefruit Boulevard (SR-111) (EW)
Driveway "C" (EW)
Driveway "A" (EW)
Driveway "B" (EW)
Avenue 60 (EW)
Avenue 62 (EW)
Avenue 64 (EW)

Pierce Street (NS) at:
Avenue 62 (EW)

SR-86S (NS) at:
Airport Boulevard (EW)

SR-86S Southbound Ramps (NS) at:
Airport Boulevard (EW)

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP369/TS CONDITIONS (cont.) (cont.) RECOMMND

SR-86S Northbound Ramsp (NS) at:
Airport Boulevard (EW)

As such, the proposed project is consistent with this
General Plan policy.

The associated conditions of approval incorporate
mitigation measures identified in the traffic study, which
are necessary to achieve or maintain the required level of
service.

30.TRANS. 2 SP - SP369/TS IMPROVEMENTS RECOMMND

All roads shall be improved per the recommended General
Plan or Specific Plan designation, as approved by the
County Board of Supervisors, or as approved by the
Transportation Department.

30.TRANS. 3 SP - SP369/TS CVAG TUMF RECOMMND

The project proponent shall be required to pay the
Transportation Uniform Mitigation Fee (TUMF) in accordance
with the fee schedule in effect at the time of issuance of
a building permit, pursuant to Ordinance No. 673.

30.TRANS. 4 SP - SP369/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all
subsequent development proposals with the boundaries of
Specific Plan No. 369 as approved by the Transportation
Department. These subsequent traffic studies shall
identify specific project impacts and needed roadway
improvements to be constructed prior to each development
phase.

30.TRANS. 5 SP - SP369/TS INSTALLATION RECOMMND

The Specific Plan proponent and all subsequent implementing
projects within the Specific Plan shall be responsible for
design and construction of traffic signals at the following
intersections or as approved by the Transportation
Department.

Phase 1 (2012)
Polk Street (NS) at Airport Boulevard (EW)

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30.TRANS. 5 SP - SP369/TS INSTALLATION (cont.) RECOMMND

Phase 2 (2014, 1,304th dwelling unit)
SR-86S (NS) at Airport Boulevard (EW) (modification for
lane addition and southbound right-turn overlap)

Polk Street (NS) at Avenue 59 (EW)

Phase 3 (2016, 1,714th dwelling unit)
Fillmore Street (NS) at Grapefruit Boulevard (SR-111)

with no fee credit given for Traffic Signal Mitigation
fees.

or as approved by the Transportation Department.

30.TRANS. 6 SP - SP369/TS GEOMETRICS PH1 RECOMMND

Prior to Building Permit Issuance of 1st Dwelling Unit in
Phase 1 (2012)

The intersection of Polk Street (NS) and Airport Boulevard
(EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one right turn lane
Southbound: N/A
Eastbound: one through lane
Westbound: one left turn lane, one through lane

The intersection of Polk Street (NS) and Avenue 59 (EW)
shall be improved to provide the following geometrics:

Northbound: one through lane, one right turn lane
Southbound: one left turn lane, one through lane
Eastbound: N/A
Westbound: one left turn lane, one right turn lane

The intersection of Street "A" (NS) and Avenue 59 (EW)
shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one left turn lane, one through lane
Eastbound: one left turn lane, one through lane
Westbound: one left turn lane, one through lane

The intersection of Orange Avenue (NS) and Street "A"
(North) (EW) shall be improved to provide the following
geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 6

SP - SP369/TS GEOMETRICS PH1 (cont.)

RECOMMND

Northbound: one left turn lane, one through lane
Southbound: one through lane
Eastbound: one left turn lane, one right turn lane
Westbound: N/A

The intersection of Orange Avenue (NS) and Avenue 59 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one left turn lane, one through lane
Eastbound: one left turn lane, one through lane
Westbound: one left turn lane, one through lane

The intersection of Orange Avenue (NS) and Street "A" (South) (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane
Eastbound: one left turn lane, one right turn lane
Westbound: N/A

The intersection of Orange Avenue (NS) and Avenue 60 (EW) shall be improved to provide the following geometrics:

Northbound: N/A
Southbound: one left turn lane, one right turn lane
Eastbound: one left turn lane, one through lane
Westbound: one through lane

The intersection of Fillmore Street (NS) and Driveway "C" (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane
Eastbound: one through lane
Westbound: N/A

The intersection of Fillmore Street (NS) and Driveway "A" (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane
Eastbound: one left turn lane, one right turn lane
Westbound: N/A

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30.TRANS. 6 SP - SP369/TS GEOMETRICS PH1 (cont.) (cont.) RECOMMND

The intersection of Fillmore Street (NS) and Driveway "B" (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane
Eastbound: one left turn lane, one right turn lane
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 7 SP - SP369/TS GEOMETRICS PH2 RECOMMND

Prior to Building Permit Issuance of 1,304th Dwelling Unit

The intersection of Polk Street (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: one left turn lane, one through lane
Eastbound: N/A
Westbound: one left turn lane, one right turn lane

The intersection of Project Driveway (Olive Street) (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one through lane
Southbound: N/A
Eastbound: one through lane
Westbound: one through lane

The intersection of Orange Avenue (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one through lane

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 7 SP - SP369/TS GEOMETRICS PH2 (cont.) RECOMMND

Eastbound: one through lane
Westbound: N/A

The intersection of SR-86S (NS) and Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, two through lanes, one right turn lane
Southbound: one left turn lane, two through lanes, one right turn lane with overlap
Eastbound: one left turn lane, one through lane, one right turn lane
Westbound: one left turn lane, one through lane, one right turn lane

Avenue 58 along project boundary shall provide half-width improvements with concrete curb-and-gutter, asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in accordance with County Standard No. 94.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

30.TRANS. 8 SP - SP369/TS GEOMETRICS PH3 RECOMMND

Prior to Building Permit Issuance of 1,714th Dwelling Unit

The intersection of Polk Street (NS) and Avenue 58 (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes
Southbound: one left turn lane, two through lanes
Eastbound: N/A
Westbound: one left turn lane, one right turn lane

The intersection of Polk Street (NS) and Avenue 59 (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP369/TS GEOMETRICS PH3 (cont.)

RECOMMND

Northbound: two through lanes, one right turn lane
Southbound: two left turn lanes, two through lanes
Eastbound: N/A
Westbound: one left turn lane, one right turn lane
NOTE: Appropriate improvements must be provided on
eastbound Avenue 59 to accept the two southbound
left turn lanes from Polk Street.

The intersection of Grapefruit Boulevard (SR-111) (NS) and
Airport Boulevard (EW) shall be improved to provide the
following geometrics:

Northbound: one left turn lane, one through lane, one
right turn lane
Southbound: one left turn lane, one through lane, one
right turn lane
Eastbound: one left turn lane, one through lane
Westbound: one left turn lane, one through lane

The intersection of Fillmore Street (NS) and Grapefruit
Boulevard (SR-111) (EW) shall be improved to provide the
following geometrics:

Northbound: one left turn lane, one right turn lane
Southbound: N/A
Eastbound: one through lane, one right turn lane
Westbound: one left turn lane, one through lane

Polk Street along project boundary shall provide full-width
improvements with concrete curb-and-gutter, asphalt
concrete paving; reconstruction; or resurfacing of existing
paving as determined by the Transportation Department in
accordance with County Standard No. 92. Within the
limits of this condition parkway and sidewalk improvements
will not be required on the westerly side of Polk Street.

or as approved by the Transportation Department.

All improvements listed are requirements for interim
conditions only. Full right-of-way and roadway half
sections adjacent to the property for the ultimate roadway
cross-section per the County's Road Improvement Standards
and Specifications must be provided.

Any off-site widening required to provide these geometrics

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8 SP - SP369/TS GEOMETRICS PH3 (cont.) (cont.) RECOMMND
shall be the responsibility of the landowner/developer.

30.TRANS. 9 SP - CREDIT/REIMBURSEMENT RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
http://www.rctlma.org/trans/rbbd_contractbidding.html.

90. PRIOR TO BLDG FINAL INSPECTION

B&S DEPARTMENT

90.B&S. 1 BP - MSHCP FEE/ORDS 810 & 875 NOTAPPLY

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PARK PLANS REQ PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 375th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department for the Clubhouse/park site designated as Planning Area 19. PA 19 is intended to be a private recreation center maintained by a Home Owners Association. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 19. The park plans need not be working drawings, but shall include landscape and

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PARK PLANS REQ PA19 (cont.) RECOMMND

irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PARK CONST PA19 RECOMMND

PRIOR TO THE ISSUANCE OF THE 589th building permit within the SPECIFIC PLAN, the Clubhouse/park designated as Planning Area 19 shall be constructed and fully operable.

100.PLANNING. 3 SP - COUNT RES BUILD PERMITS RECOMMND

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 2,354 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 4 SP - PARK PLANS REQ PA22 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,552th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 22, including an underpass crossing Ave. 59 as depicted on Figure IV-45 of the SPECIFIC PLAN. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 22 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PARK CONST PA22 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,766th building permit within the SPECIFIC PLAN, the park designated as Planning Area 22 including an underpass crossing Ave. 59 as depicted on Figure IV-45 of the SPECIFIC PLAN shall be constructed and fully operable.

100.PLANNING. 6 SP - PARK PLANS REQ PA26 RECOMMND

PRIOR TO THE ISSUANCE OF THE 964th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 26. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 26 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 7 SP - PARK CONST PA26 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,178th building permit within the SPECIFIC PLAN, the park designated as Planning Area 26 shall be constructed and fully operable.

100.PLANNING. 8 SP - PARK PLANS REQ PA21 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,893th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District, CVWD or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 21. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 21 and with the requirements of the Desert Recreation District, CVWD or other entity set forth in the Planning Department's condition entitled "SP - Common Area

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP - PARK PLANS REQ PA21 (cont.) RECOMMND

Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 9 SP - PARK CONST PA21 RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,107th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 10 SP - CLASS 1 BIKE TRAIL PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 784th building permit within the SPECIFIC PLAN, detailed Class 1 Bike Trail plans shall be submitted to and approved by the Planning Department, CVWD and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the Class 1 Bike Trail site designated in Figure IV-52 of the SPECIFIC PLAN. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the CVWD and the Desert Recreation District or entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - CLASS 1 BIKE TRAIL CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,568th building permit within the SPECIFIC PLAN, the Class 1 Bike Trail illustrated in Figure IV-52 of the SPECIFIC PLAN shall be constructed and fully operable.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 12 SP - PASEO PLANS PA24A,D&E RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,367th building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Areas 24A, 24D and 24E shall be submitted to and approved by the Planning Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 13 SP - PASEO CONST PA24A,D&E RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,581th building permit within the SPECIFIC PLAN, the Paseos designated as Planning Areas 24A, 24D and 24E shall be constructed and fully operable.

100.PLANNING. 14 SP - PASEO PLANS REQ PA24B RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,892nd building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Area 24B shall be submitted to and approved by the Planning Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 15 SP - PASEO CONST PA24B RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,106th building permit within the SPECIFIC PLAN, the Paseo designated as Planning Area 24B shall be constructed and fully operable.

100.PLANNING. 16 SP - PASEO PLANS REQ PA24C RECOMMND

PRIOR TO THE ISSUANCE OF THE 438th building permit within the SPECIFIC PLAN, detailed Paseo plans for Planning Area 24C shall be submitted to and approved by the Planning

07/19/10
10:05

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 47

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 16 SP - PASEO PLANS REQ PA24C (cont.) RECOMMND

Department and the Desert Recreation District as determined by the Director of Planning. The detailed Paseo plans shall conform with the design criteria in the SPECIFIC PLAN document, and the Riverside County Guide to California Friendly Landscaping. The plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 17 SP - PASEO CONST PA24C RECOMMND

PRIOR TO THE ISSUANCE OF THE 652nd building permit within the SPECIFIC PLAN, the Paseo designated as Planning Area 24C shall be constructed and fully operable.

100.PLANNING. 18 SP - PARK PLANS REQ PA20 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,367th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as the Planning Area 21. The detailed park plans shall conform with the design criteria in the SPECIFIC PLAN document for PA 21 and with the requirements of the Desert Recreation District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 19 SP - PARK CONST PA20 RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,581th building permit within the SPECIFIC PLAN, the park designated as Planning Area 20 shall be constructed and fully operable.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 20 SP - PHASE 1 PERIM LANDS PLNS RECOMMND

PRIOR TO THE ISSUANCE OF THE 391st building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23B, 23C and 23D. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 21 SP - PHASE 1 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 782nd building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23B, 23C, and 23D shall be constructed and fully operable.

100.PLANNING. 22 SP - PHASE 2 PERIM LANDS PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 1470th building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23E and 23F. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 22 SP - PHASE 2 PERIM LANDS PLANS (cont.) RECOMMND

permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 23 SP - PHASE 2 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 1,637th building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23E and 23F shall be constructed and fully operable.

100.PLANNING. 24 SP - PHASE 3 PERIM LANDS PLANS RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,008th building permit within the SPECIFIC PLAN, detailed detention/trail/park plans shall be submitted to and approved by the Planning Department and the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the site designated as the Planning Area PA23A and 23G. The detailed plans shall conform with the design criteria in the SPECIFIC PLAN document and with the requirements of the County Service Area No. 125 or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance," Ordinance No. 859 (as adopted and any amendments thereto), and the Riverside County Guide to California Friendly Landscaping. The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 25 SP - PHASE 3 PERIM LANDS CONST RECOMMND

PRIOR TO THE ISSUANCE OF THE 2,156th building permit within the SPECIFIC PLAN, the detention/trails/park designated as Planning Areas 23A and 23G shall be constructed and fully operable.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 28, 2007

TO:

Transportation Dept.-Kevin Tsang
Transportation Dept.-Majeed Farshad
Environmental Health Dept.
Flood Control Dist.
Fire Department-Tony Fox
Dept. of Bldg. & Safety (Grading)
CVWD-Georgia Celehar

Co. Geologist
Environmental Programs Dept.
Archeology-Leslie Mouriquand
Coachella Valley Rec. Parks Dist.-Mary Thiery
Caltrans-Victoria Green
Advance Planning-Josh Lee

SPECIFIC PLAN NO. 369– EA 41243 – Applicant: Brookfield California Land Holdings- Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) (10 Acre Minimum), Community Development: Public Facilities (CD:PF) (less than .60 Floor to Area Ratio) and Community Development: Light Industrial (CD:LI) (.25 to .60 Floor to Area Ratio) – 612.1 Gross Acres – Location: Southerly of Avenue 57, Westerly of Fillmore Street, Northerly of Avenue 60 and Easterly of Polk St - Zoning: Heavy Agriculture- 20 Acre Minimum (A-2-20), Manufacturing Service Commercial (M-SC) – **REQUEST:** The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units on 436.9 acres, a private clubhouse on 2.6 acres, a lake on 21.4 acres, and 105.3 acres of recreational park, open space, and retention basins. Two residential product types are proposed: traditional single-family residential homes with lot sizes ranging from 3,600 s.f. to 7,200 s.f., and attached single-family residential homes. In addition, the Specific Plan designates 1.0 acre for an electrical substation and 44.9 acres for major roadway improvements – Concurrent Cases: EIR504, GPA846, GPA889, CZ7481– APN(s): 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027), 757-090- (007, 013, 020) .

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR Meeting on January 17, 2008**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-0545 or email at mstraite@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 6/7/2010,

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

APN (s) or case numbers SPO0369 For

Company or Individual's Name Planning Department,

Distance buffered ~~600~~ 1000'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

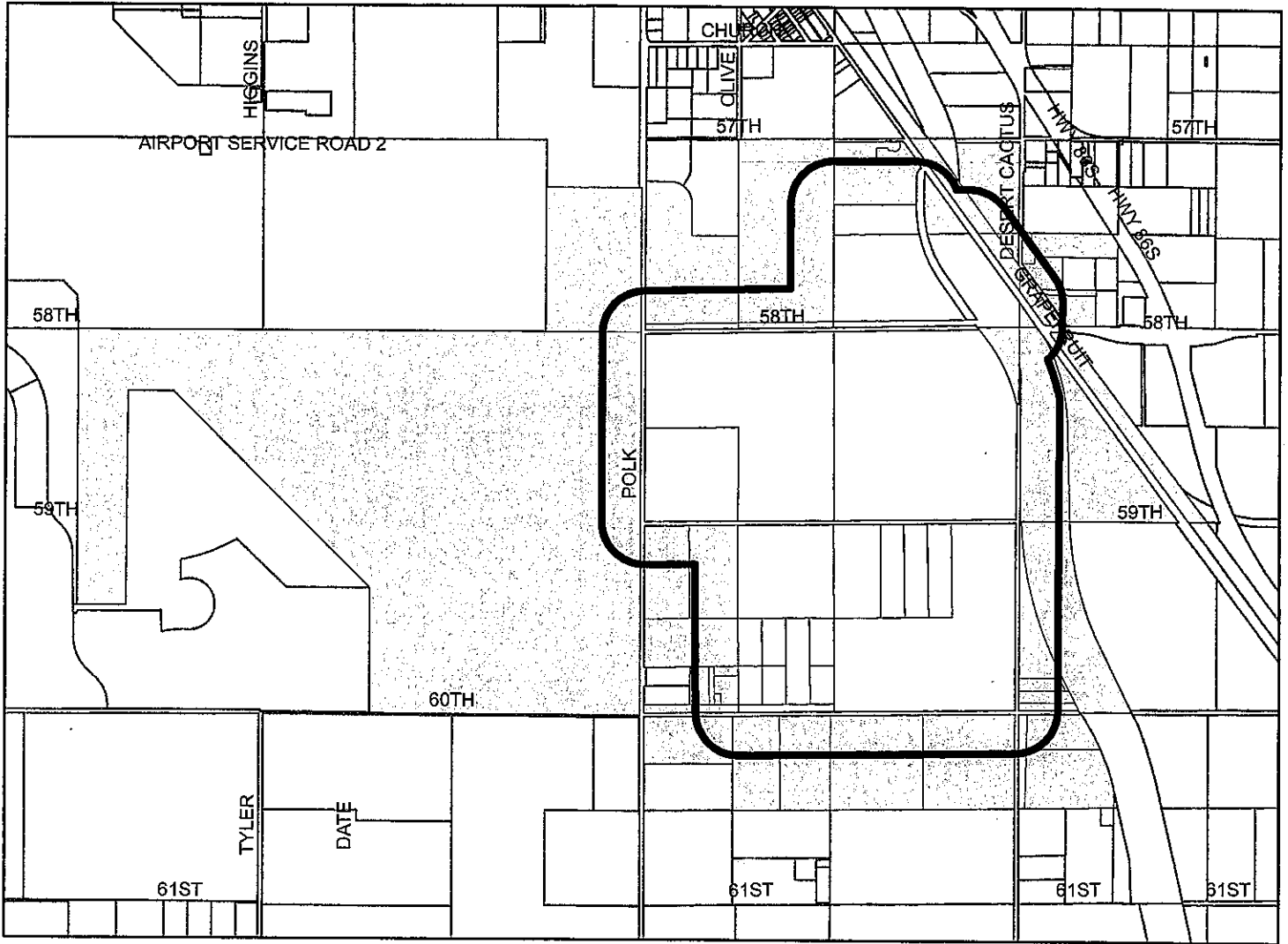
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

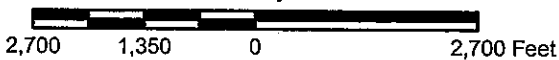
✓ 6/7/2010
EXPIRES 12/7/2010

600 feet buffer



Selected Parcels

757-210-004	757-200-002	757-210-005	757-200-003	757-210-021	757-210-020	757-210-018	757-210-025	757-210-017	757-210-024
757-210-023	757-210-015	757-210-003	757-200-001	757-210-022	757-210-006	757-210-013	757-150-034	757-150-003	757-150-001
757-090-025	757-090-009	757-210-027	757-210-026	757-280-036	757-150-039	757-150-006	757-090-022	759-070-006	759-100-012
757-090-010	757-090-014	757-200-004	757-090-013	757-150-014	757-230-009	757-220-014	757-210-028	757-090-020	757-090-007
757-230-003	757-090-029	757-260-003	757-260-001	757-260-005	757-260-004	757-230-008	757-210-010	757-090-024	757-280-035
757-230-004	757-210-011	757-210-012	757-210-001	757-220-001	757-260-017	757-260-017	757-210-002	757-230-001	757-210-009
757-150-015	757-220-017	757-090-016	757-090-015	757-150-036	757-090-011	757-090-004			



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.

APN: 757210022, ASMT: 757210022
AGRI EMPIRE
P O BOX 490
SAN JACINTO CA 92581

APN: 757150006, ASMT: 757150006
COACHELLA VALLEY CITRUS INC
C/O COZETTE DUNLAP
16897 ALGONQUIN ST NO A
HUNTINGTON BEACH CA 92649

APN: 757210006, ASMT: 757210006
AIRPORT BOULEVARD PROP
1570 LINDA VISTA DR
SAN MARCOS CA 92069

APN: 757090022, ASMT: 757090022
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

APN: 757210013, ASMT: 757210013
ARMA JEAN LAWRENCE, ETAL
C/O NAPOLEON THOMPSON
46654 CARNATION CT
INDIO CA 92201

APN: 759100012, ASMT: 759100012
COUNTY OF RIVERSIDE
3525 14TH ST
RIVERSIDE CA 92501

APN: 757090009, ASMT: 757090009
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

APN: 757210028, ASMT: 757210028
CVCWD
P O BOX 1058
COACHELLA CA 92236

APN: 757210026, ASMT: 757210026
BROOKFIELD CALIF LAND HOLDINGS
C/O JOHN M STEWART
1522 BROOKHOLLOW STE 1
SANTA ANA CA 92705

APN: 757090007, ASMT: 757090007
D D DUNLAP, ETAL
16897 ALGONQUIN ST STE A
HUNTINGTON BEACH CA 92649

APN: 757280036, ASMT: 757280036
CHOCOLATE MOUNTAIN FARMS
4215 S DAHLIA ST
ENGLEWOOD CO 80113

APN: 757230003, ASMT: 757230003
DAVID ZARAGOZA, ETAL
59850 FILMORE ST
THERMAL CA. 92274

APN: 757150039, ASMT: 757150039
COACHELLA VALLEY CITRUS
16897 ALGONQUIN NO A
HUNTINGTON BEACH CA 92649

APN: 757090029, ASMT: 757090029
DESERT ALLIANCE COMMUNITY EMPOWERMENT INC
53990 ENTERPRISE WAY NO 1
COACHELLA CA 92236

APN: 757260004, ASMT: 757260004
DESERT HERB FARMS INC
P O BOX 845
THERMAL CA 92274

APN: 757210012, ASMT: 757210012
NELSON THOMPSON, ETAL
C/O PATRICIA NEAL
27925 ROCKWOOD AVE
MORENO VALLEY CA 92555

APN: 757230008, ASMT: 757230008
EPIFANIO ROJAS, ETAL
45210 DESERT VIEW CT
LA QUINTA CA 92253

APN: 757210001, ASMT: 757210001
NETWORK REAL ESTATE SERVICES INC
C/O GARY JAMES SROKA
326 VIA PROMESA
SAN CLEMENTE CA 92673

APN: 757210010, ASMT: 757210010
HUMBERTO GARCIA MARQUEZ, ETAL
JAIME GARCIA
87190 AVENUE 60
THERMAL CA. 92274

APN: 757220001, ASMT: 757220001
OASIS DATE GARDENS
P O BOX 757
THERMAL CA 92274

APN: 757090024, ASMT: 757090024
JOE A CHAVEZ
P O BOX 28
INDIO CA 92201

APN: 757260017, ASMT: 757260017
ONESIMO ARIAS, ETAL
P O BOX 342
THERMAL CA 92274

APN: 757280035, ASMT: 757280035
MARJEN PROP
C/O REG WHYTE
R R 2
COCHRANE AB CANADA T4C1A2 0

APN: 757210002, ASMT: 757210002
RICHARD TOTTEN, ETAL
87165 AVENUE 59
THERMAL CA. 92274

APN: 757230004, ASMT: 757230004
MIGUEL V WILLIAMS
P O BOX 1341
THERMAL CA 92274

APN: 757230001, ASMT: 757230001
ROBERT LOWER
P O BOX 201
THERMAL CA 92274

APN: 757210011, ASMT: 757210011
NELSON HINCHEN
C/O LONA STITT
5723 7TH AVE
LOS ANGELES CA 90043

APN: 757210009, ASMT: 757210009
SAUL GARCIA, ETAL
87190 AVENUE 60
THERMAL CA 92274

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SOUTHERN PACIFIC TRANSPORTATION CO
1700 FARNAM ST 10TH FL S
OMAHA NE 68102

APN: 757090004, ASMT: 757090004
WM D YOUNG & SONS INC
81880 ARUS AVE
INDIO CA 92201

Étiquettes faciles à peler

▲
Sans colle

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www.avery.com

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

Coachella Valley
Parks & Recreation District
45-305 Oasis St.
Indio, CA 92201-4337

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Applicant/Owner:
Brookfield California Land Holdings
Attn: John Stewart
1522 Brookhollow Dr., Ste. 1
Santa Ana, CA 92705

Eng-Rep:
T & B Planning Consultants, Inc.
17542 East 17th St., Ste. 100
Tustin, CA 92780

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481, ENVIRONMENTAL IMPACT REPORT NO. 504

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

2007091030
State Clearinghouse Number (if submitted to the State Clearinghouse)

Brookfield California Land Holdings
Project Applicant

1552 Brookhollow Drive Suite 1 Santa Ana California
Address

Southerly of Avenue 57, westerly of Fillmore Street, northerly of Avenue 60 and easterly of Polk St
Project Location

The Specific Plan proposes a master-planned community on 612.1 acres supporting traditional single-family residential, multi-family residential, and open space land uses including recreational parks and drainage areas. The Specific Plan proposes 2,354 residential dwelling units, a 45.3 acre public park, a private clubhouse on 4 acres, a covered irrigation storage pond, and regional trails. Eight residential product types are proposed ranging from 2 to 14 du/ac. In addition, the Specific Plan designates 2.5 acre for an electrical substation and 46 acres for major roadway improvements. The General Plan Amendment (Land Use) proposes to amend the Riverside County General Plan Land Use Element as it applies to the 612.1-acre Project site by changing the land use designations from Agriculture (AG), Public Facility (PF) and Light Industrial (LI) to Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Open Space- Recreation (OS-R) and Open Space- Water (OS-W), as reflected on the proposed Land Use Plan. General Plan Amendment (Circulation) proposes to amend the Circulation Element of the General Plan to 1) downgrade 58TH Avenue between Polk Street and Orange Avenue from a Major Highway (118' right-of-way) to a Secondary Highway (100' right-of-way), 2) eliminate the segment of 58TH Avenue from Orange Avenue to Fillmore Street from the General Plan Circulation Element entirely, 3) add as Modified Collector Roads (88' right-of-way) Orange Ave between 60TH Avenue and 58TH Avenue, 59TH Avenue between Polk Street and Street "A" of Specific Plan No. 369, and Street "A" connecting at the north and south to Orange Avenue within Specific Plan No. 369, and 4) add as Collector Roads (74' right-of-way) Orange Ave extending from 58th Avenue to the northerly Specific Plan No. 368 boundary, and 59TH Avenue between Street "A" with Specific Plan No. 368 and a point approximately 700' easterly of Orange Avenue all as shown on "Figure 3-4 – Circulation Master Plan" within Environmental Impact Report No. 504. The Change of Zone proposes to change the site's zoning designation from Heavy Agriculture (A-2-20), and Manufacturing-Service Commercial (M-SC) to Specific Plan (SP) and to amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards. The Environmental Impact Report analyzes the project's impact to the environment.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,792.25 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted for the project.

This is to certify that the ****SELECT****, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA ZCFG

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1004232

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$24.00
paid by: CK 50226
CALIFORNIA FISH AND GAME FOR EA41243
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 20, 2010 16:32
SBROSTRO posting date Apr 20, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$24.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0911654

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$2,768.25
paid by: CK 807423
CALIFORNIA FISH AND GAME FOR EA41243
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 13, 2009 14:28
SBROSTRO posting date Aug 13, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,768.25

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0701343

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: BROOKFIELD CALIFORNIA LAND HLDGS \$64.00
paid by: CK 00804300
CALIFORNIA FISH AND GAME FOR EA41243
paid towards: CFG04626 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 24, 2007 13:02
VDOMINGU posting date Jan 24, 2007

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 7.2
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Planning Commission: August 18, 2010
Continued From: December 2, 2009 and
January 13, 2010

Specific Plan No. 265, Substantial
Conformance No. 1
Change of Zone No. 7690
Tentative Parcel Map No. 35212
E.A. Number: 41093
Applicant: HG Fenton Development Company
Engineer/Representative: KCT Consultants,
Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 35212 is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

Change of Zone No. 7690 proposes to change the text in Planning Areas 11.1, 21.1 and 21.2 of Specific Plan No. 265, to revise the zoning standards to allow commercial, office, and retail uses. Specifically, the applicant is requesting that the zoning corresponding to the Commercial Office (C-O) zone in Ordinance No. 348 be applied to Planning Area 11.1 (currently corresponding to light agriculture, A-1 zoning). Planning Area 11.1, as amended, would allow the land uses called for in the Commercial Office (C-O) zone, along with allowing the following uses provided a plot plan is approved: laboratories, film, dental, medical, research and testing. Also, the existing zone (corresponding to Scenic Highway Commercial or C-P-S zoning in the County of Riverside's zoning ordinance, Ordinance No. 348) for Planning Areas 21.1 and 21.2 is proposed to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit.

Specific Plan No. 265, Substantial Conformance No. 1 proposes to change the Specific Plan text to reflect the text change of the ordinance as a result of Change of Zone No. 7690.

The project is located in the Rancho California Community within the Southwest Area Plan, more specifically, easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive.

ISSUES OF POTENTIAL CONCERN:

Proximity to the French Valley

The proposed project is adjacent to the French Valley Airport. The following uses will be restricted at the project site, including; 1) any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator, 2) any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport, 3) any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, 4) any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation, 5) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

W

SUMMARY OF FINDINGS:

1. Existing Specific Plan Land Use (Ex. #5): Planning Area 11.1: Office Park
Planning Areas 21.1 and 21.2: Commercial
2. Surrounding General Plan Land Use (Ex. #5): North: Commercial
East: Community Development: Public Facilities
(CD:PF) (<0.60 Floor Area Ratio)
South: Commercial
West: City of Murrieta
3. Existing Zoning (Ex. #2): Specific Plan No. 265 (SP00265) Borel Airpark
Center
4. Surrounding Zoning (Ex. #2): North: Specific Plan No. 265 (SP00265) Borel
Airpark Center
East: Commercial-Office (C-O), Manufacturing-
Service Commercial (M-SC)
South: Specific Plan No. 265 (SP00265) Borel
Airpark Center
West: City of Murrieta
5. Existing Land Use (Ex. #1): Vacant Land
6. Surrounding Land Use (Ex. #1): North: Vacant Land
East: French Valley Airport
South: Vacant Land
West: City of Murrieta
7. Project Data: Total Acreage: 55.08
Total Proposed Lots: 20
Proposed Min. Lot Size: .5 Acres
Schedule: E
8. Environmental Concerns: See attached Environmental Assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41093**, 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,

APPROVAL of **SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7690**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

APPROVAL of **TENTATIVE PARCEL MAP NO. 35212**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Commercial and Office Park Specific Plan Land Use Designations, and with all other elements of Specific Plan No. 265.
2. The proposed project is consistent with the Specific Plan (SP) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule E map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Commercial and Office Park in Specific Plan No. 265 of the Southwest Area Plan.
2. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is consistent with the Office Park and Commercial Specific Plan Land Use Designations.
3. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is allowed within the Office Park and Commercial Specific Plan Land Use Designations.
4. The project site is surrounded by properties which are designated Commercial to the North, Community Development: Public Facilities (CD:PF) (<0.60 Floor Area Ratio) to the East, Commercial to the South, and the City of Murrieta to the West.
5. The zoning for the subject site is Borel Airpark Center Specific Plan No. 265 (SP00265). Planning Area 11.1 corresponds to the light agriculture, A-1 zone, in Ordinance No. 348, and is proposed to change to the Commercial-Office, ~~C-O zone, equivalent in Ordinance No. 348.~~ The subject site also contains Planning Areas 21.1 and 21.2 which correspond to the Scenic Highway Commercial, or C-P-S, zoning equivalent in Ordinance No. 348.
6. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is permitted, subject to approval of a tentative parcel map, specific plan substantial conformance, and change of zone in the Borel Airpark Center Specific Plan No. 265 (SP00265).
7. The proposed project, 20 commercial parcels with a minimum parcel size of 0.5 acres, is consistent with the development standards set forth in the Borel Airpark Center Specific Plan No.

265 (SP00265) zone, Planning Areas 11.1, 21.1 and 21.2. Planning Area 11.1 corresponds to the light agriculture, A-1 zone, in Ordinance No. 348, and is proposed to change to the Commercial-Office, C-O zone, equivalent in Ordinance No. 348. The subject site also contains Planning Areas 21.1 and 21.2 which correspond to the Scenic Highway Commercial, or C-P-S, zoning equivalent in Ordinance No. 348.

8. The project site is surrounded by properties which are zoned Specific Plan (SP) to the North, Commercial Office (C-O) and Manufacturing-Service Commercial (M-SC) to the East, Specific Plan (SP) to the South and the City of Murrieta to the West.
9. This project is within the City Sphere of Influence of Temecula.
10. Environmental Assessment No. 41093 identified the following impacts that will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hazards & Hazardous Materials
 - d. Hydrology/Water Quality
 - e. Transportation/Traffic

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - d. A redevelopment area.
 - e. A high fire area.
 - f. A fault zone.
 - g. A county service area.
3. The project site is locate within:
 - a. The boundaries of the French Valley Airport Influence Area and Compatibility Zone.
 - b. The Valley Wide Recreation and Parks District.
 - c. The sphere of influence of the City of Temecula.
 - d. A cell group of the Western Riverside County Multi-Species Habitat Conservation Plan.
 - e. An area of low liquefaction potential
 - f. An area that is susceptible to subsidence.
 - g. An area of paleontological sensitivity.
 - h. The Temecula Valley Unified School District.
 - i. The boundaries of Ordinance No. 655 (Mt. Palomar Lighting District).
4. The subject site is currently designated as Assessor's Parcel Numbers 963-030-002 and 963-030-003.
5. This project was filed with the Planning Department on 10/10/06.

6. This project was reviewed by the Land Development Committee three (3) times on the following dates: November 30, 2006, June 19, 2008 and December 4, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$52,287.71

KH:kh

Y:\Planning Case Files-Riverside office\PM35212\DH-PC-BOS Hearings\8.18.10 PC\Staff Report.PM35212.8.18.10.docx
Date Prepared: 07/07/09 Date Revised: 7/01/10

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

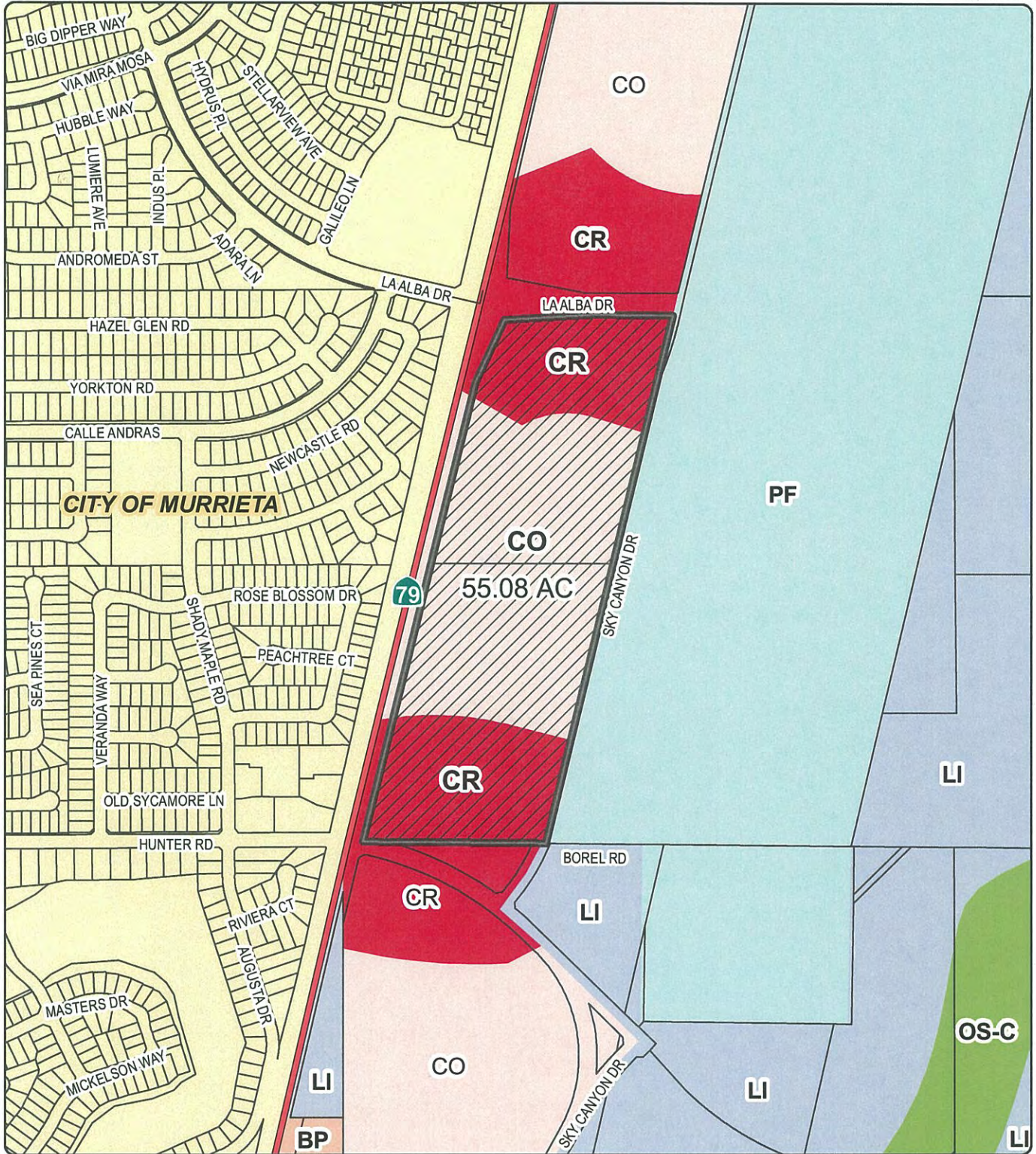
Date Drawn: 10/21/09

Supervisor Stone

District: 3

EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 7

Assessors Bk. Pg. 963-03
Thomas Bros. Pg. 929 A3 & A4
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

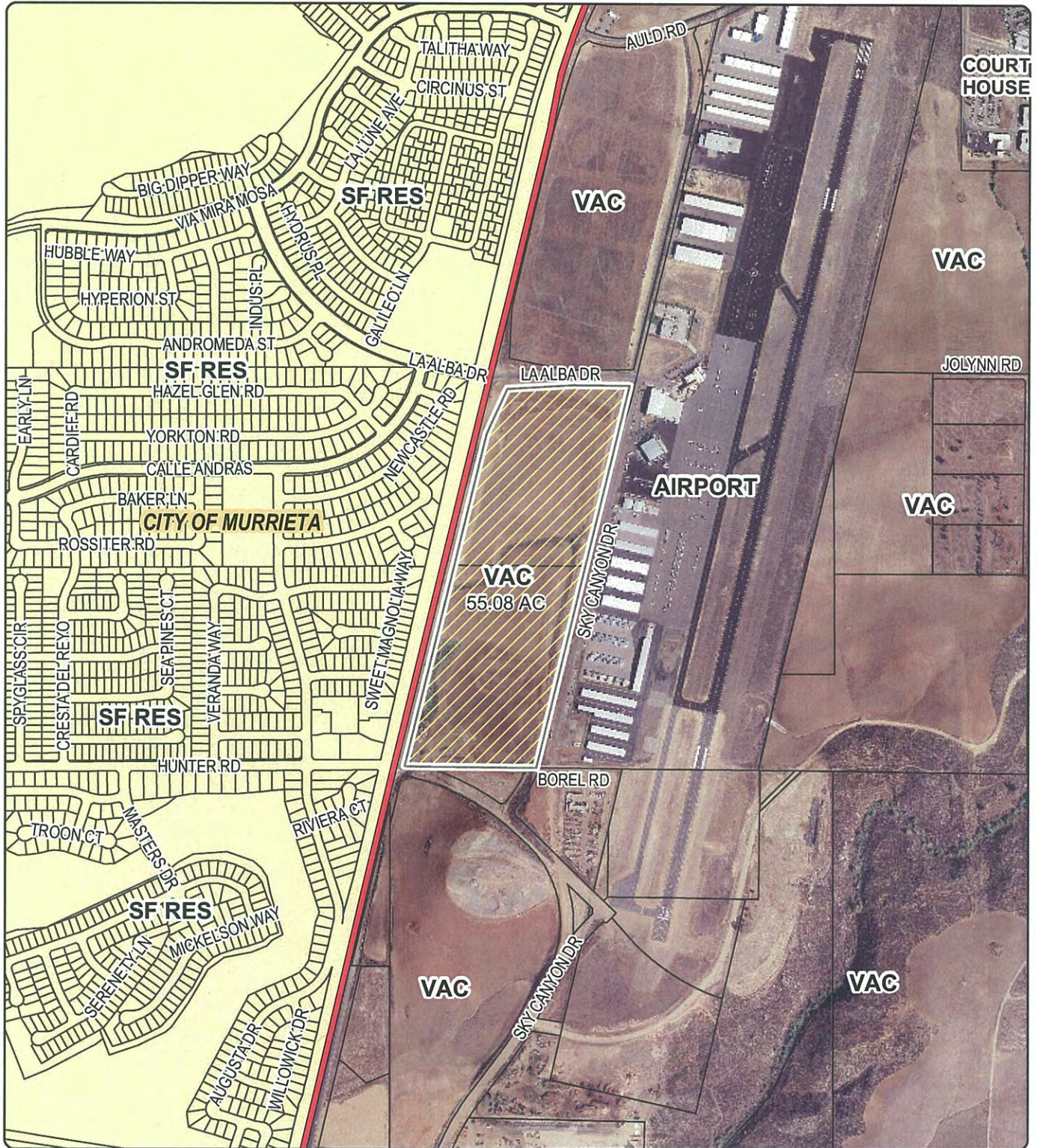
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

LAND USE

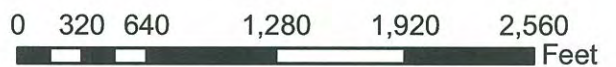
Supervisor Stone
District 3

Date Drawn: 10/21/09
Exhibit 1



Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 7

Assessors Bk. Pg. 963-03
Thomas Bros. Pg. 929 A3 & A4
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

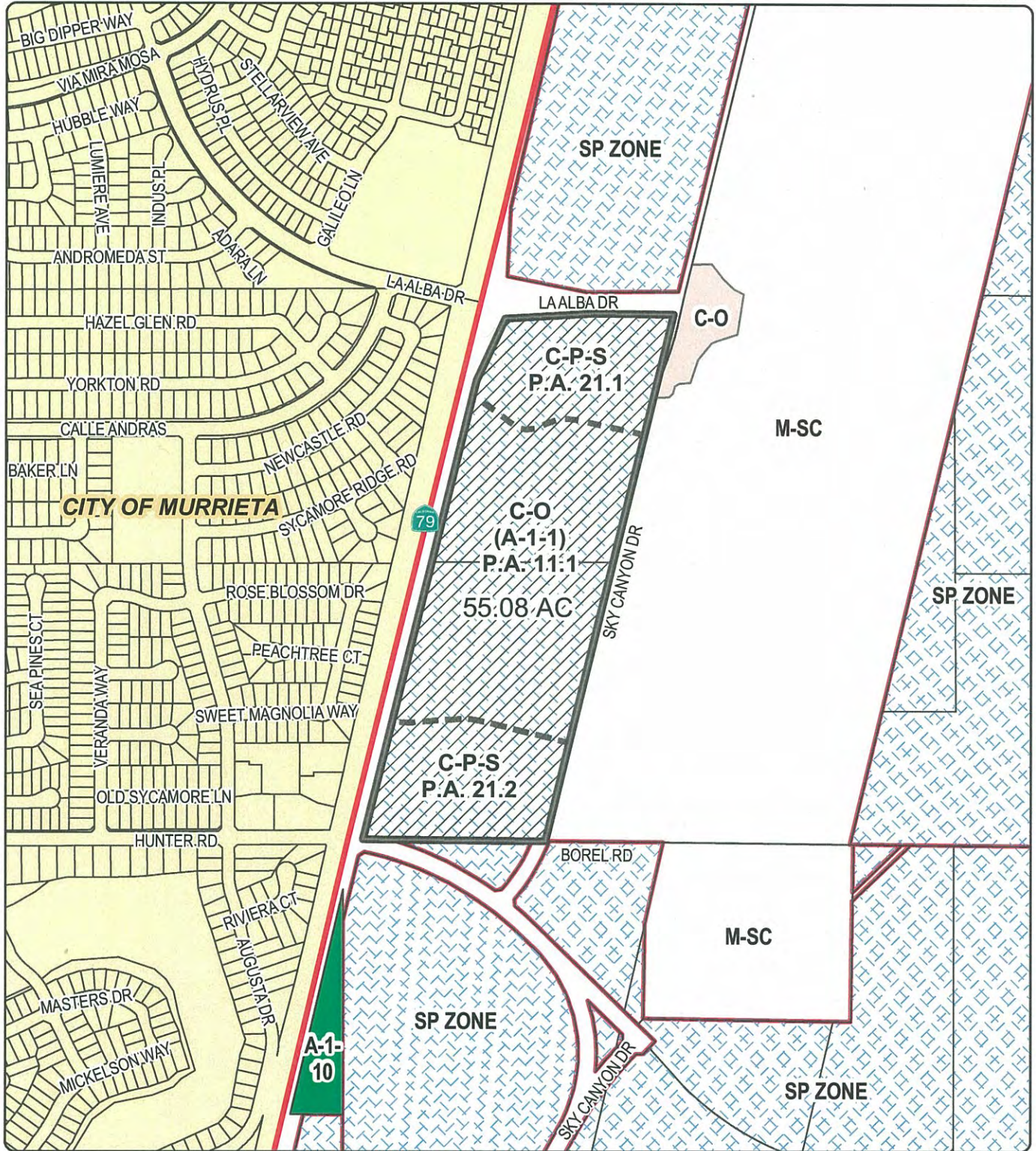
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 10/21/09
Exhibit 3

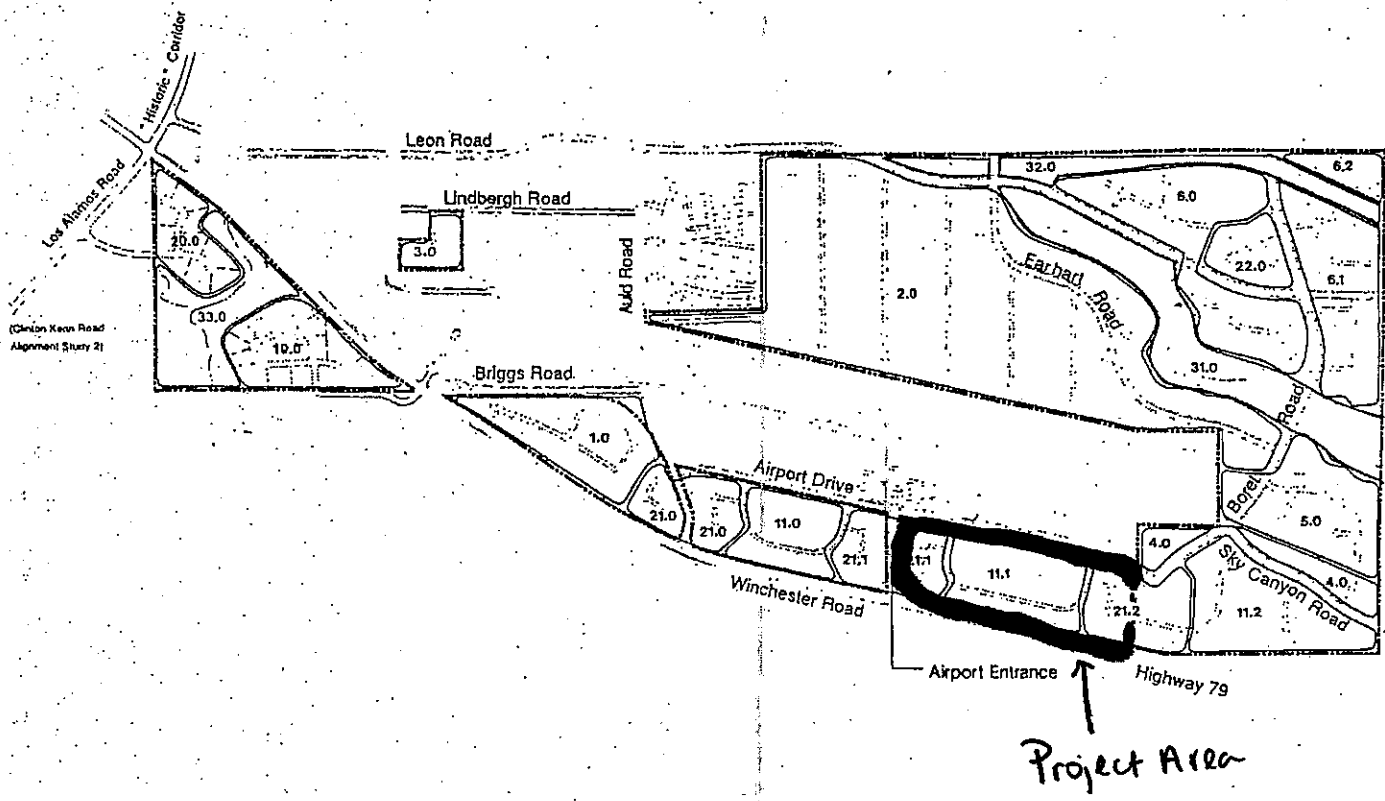


Zoning Area: Rancho California
Township/Range: T7SR2W
Section: 7

Assessors Bk. Pg. 963-03
Thomas Bros. Pg. 929 A3 & A4
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>





BOREL AIRPARK CENTER



Specific Land Use Plan

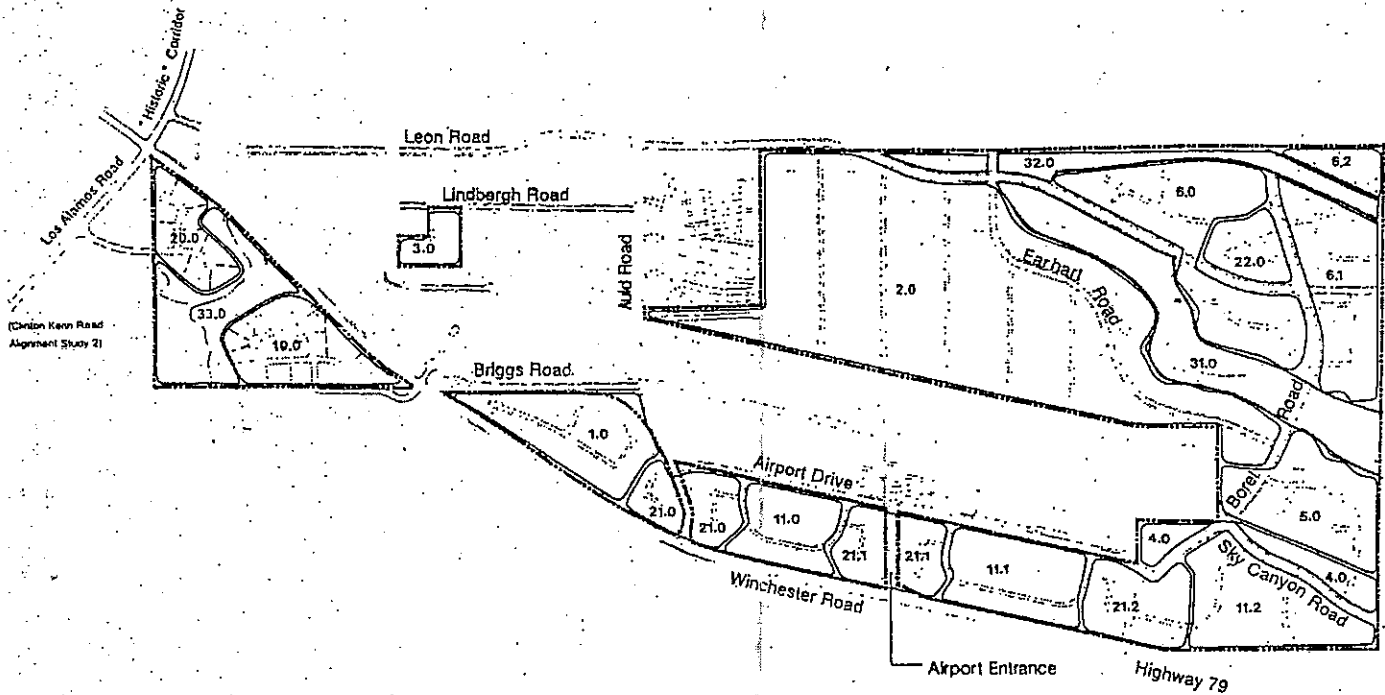
LAND USE	PLANNING AREA	GROSS ACRES	EST. BUILDING SQUARE FOOTAGE
INDUSTRIAL PARK	1.0	34.4	420,000
INDUSTRIAL PARK	2.0	222.1	2,709,000
Subtotal		256.5	3,129,000
RESTRICTED LIGHT INDUSTRIAL	3.0	7.2	88,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.4	185,000
RESTRICTED LIGHT INDUSTRIAL	5.0	29.0	435,000
RESTRICTED LIGHT INDUSTRIAL	6.0	32.8	583,000
RESTRICTED LIGHT INDUSTRIAL	6.1	28.8	814,000
RESTRICTED LIGHT INDUSTRIAL	6.2	9.6	96,000
Subtotal		119.2	1,724,000
OFFICE PARK - HISTORIC	10.0	26.3	285,000
OFFICE PARK	11.0	21.8	231,000
OFFICE PARK	11.5	28.7	317,000
OFFICE PARK	11.2	28.0	416,000
Subtotal		116.6	1,249,000
COMMERCIAL - TOURIST	20.0	15.2	98,000
COMMERCIAL	21.0	18.5	112,000
COMMERCIAL	21.1	20.7	126,000
COMMERCIAL	21.2	20.9	127,000
COMMERCIAL	22.0	13.2	88,000
Subtotal		88.6	553,000
OPEN SPACE	31.0	63.2	
M.W.D. AQUADUCT EASEMENT			
OPEN SPACE	32.0	27.2	
OPEN SPACE			
HISTORIC PRESERVATION	33.0	34.4	
ROADS		37.7	
Subtotal		162.5	
PROJECT TOTAL		763.4	6,279,000

The Planning Associates
R.H.A. Inc.

TEC TEMECULA ENGINEERING CONSULTANTS

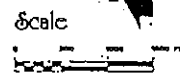
LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No.: 4



(Clinton Keen Road Alignment Study 2)

BOREL AIRPARK
CENTER



Specific Land Use Plan

LAND USE	PLANNING AREA	GROSS ACRES	EST. BUILDING SQUARE FOOTAGE
INDUSTRIAL PARK	1.0	34.4	470,000
INDUSTRIAL PARK	2.0	222.1	2,709,000
Subtotal		236.5	3,179,000
RESTRICTED LIGHT INDUSTRIAL	3.0	7.8	88,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.4	182,000
RESTRICTED LIGHT INDUSTRIAL	3.0	26.0	435,000
RESTRICTED LIGHT INDUSTRIAL	4.0	22.1	343,200
RESTRICTED LIGHT INDUSTRIAL	5.1	38.8	414,200
RESTRICTED LIGHT INDUSTRIAL	6.2	9.6	96,000
Subtotal		139.2	1,762,200
OFFICE PARK - HISTORIC	10.0	26.3	285,000
OFFICE PARK	11.0	21.8	231,000
OFFICE PARK	11.1	26.7	317,000
OFFICE PARK	11.2	26.0	414,000
Subtotal		119.1	1,247,000
COMMERCIAL - TOURIST	20.0	15.2	99,000
COMMERCIAL	21.0	18.5	113,000
COMMERCIAL	21.1	20.7	126,500
COMMERCIAL	21.2	20.8	127,000
COMMERCIAL	22.0	13.2	38,200
Subtotal		88.8	503,200
OPEN SPACE		31.0	63.2
LAWN, ADJUNCT			
EASEMENT/			
OPEN SPACE		32.0	27.2
OPEN SPACE			
HISTORIC PRESERVATION		33.0	34.4
ROADS			37.7
Subtotal		162.3	
PROJECT TOTAL		763.4	8,719,000

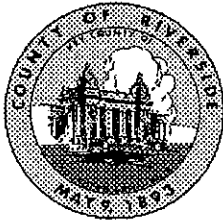
The Planning Associates
P.H.A. Inc.

TEC TEMECULA
ENGINEERING
CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • ARCHITECTURE CONSULTANTS

Exhibit No. 4

MEMORANDUM



RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: May 24, 2010

TO: Kinika Hesterly
Planning Department

FROM: Karin Watts-Bazan
Deputy County Counsel *Karin*

RE: SP Zoning Ordinance/Change of Zone No. 7690

I have made the requested changes to the above-referenced ordinance and enclose the same with the requested changes. If you have any questions, please do not hesitate to contact us.

cc: Damien Meins
Larry Ross

1 and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section
2 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post
3 offices, fire and police stations, water and gas company service facilities, parcel delivery services, and
4 golf courses and driving ranges.

5 (2) The development standards for those portions of Planning Area 1.0 of Specific Plan
6 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
7 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the
8 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the
9 following:

10 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
11 minimum average width of seventy-five feet (75').

12 The development standards for those portions of Planning Area 1.0 of Specific Plan
13 No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same
14 as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the
15 development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the
16 following:

17 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot
18 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

19 Upon expiration of the Williamson Act contract and total diminishment of the
20 agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards
21 for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of
22 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall
23 be deleted and replaced by the following:

24 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
25 minimum average width of seventy-five feet (75').

26 (3) Except as provided above, all other zoning requirements for those portions of
27 Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson
28 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.

1 Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of
2 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall
3 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration
4 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning
5 Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those
6 requirements identified in Article XI of Ordinance No. 348.

7 b. Planning Area 2.0.

8 (1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not
9 within an agricultural preserve or under a Williamson Act contract shall be the same as those uses
10 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to
11 Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1.
12 and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)
13 and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section
14 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of
15 Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment,
16 post offices, fire and police stations, water and gas company service facilities, parcel delivery
17 services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area
18 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act
19 contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.
20 Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve
21 within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be
22 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and
24 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),
25 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10., 11., 13., 14., 15., 16. and
26 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under
27 Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and
28 switching equipment, post offices, fire and police stations, water and gas company service facilities,

1 parcel delivery services, and golf courses and driving range.

2 (2) The development standards for those portions of Planning Area 2.0 of Specific Plan
3 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
4 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the
5 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the
6 following:

7 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
8 minimum average width of seventy-five feet (75').

9 The development standards for those portions of Planning Area 2.0 of Specific Plan
10 No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the
11 same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the
12 development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the
13 following:

14 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot
15 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

16 Upon expiration of the Williamson Act contract and total diminishment of the
17 agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards
18 for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of
19 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall
20 be deleted and replaced by the following:

21 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
22 minimum average width of seventy-five feet (75').

23 (3) Except as provided above, all other zoning requirements for those portions of
24 Planning Area 2.0 of Specific Plan No. 265 not within and agricultural preserve or under Williamson
25 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.
26 Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of
27 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall
28 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration

1 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning
2 Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those
3 requirements identified in Article XI of Ordinance No. 348.

4 c. Planning Areas 3.0, 4.0 and 5.0.

5 (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall
6 be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
7 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and
8 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l),
9 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be
10 permitted.

11 (2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No.
12 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements in Article XI of Ordinance No. 348.

15 d. Planning Areas 6.0 and 6.1.

16 (1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan
17 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
18 those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted
19 pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1.,
20 through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t),
21 u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be
22 permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No.
23 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as
24 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the
25 Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas
26 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning areas 6.0 and 6.1 shall be the
27 same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
28 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h)

1 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s),
2 t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be
3 permitted.

4 (2) The development standards for those portions of Planning areas 6.0 and 6.1 of
5 Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be
6 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The
7 development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 that
8 are within an agricultural preserve or under a Williamson Act contract shall be the same as those
9 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development
10 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

11 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
12 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

13 Upon expiration of the Williamson Act contract and total diminishment of the
14 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development
15 standards for Planning Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI,
16 Section 11.4 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements for those portions of
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within and agricultural preserve or under
19 Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance
20 No. 348. Except as provided above, all other zoning requirements for those portions of Planning
21 Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under
22 Williamson Act contract shall be the same as those requirements identified in Article XIII of
23 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
24 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning
25 requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

26 e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

27 (1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No.
28 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

1 (2) The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific
2 Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of
3 Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a.
4 shall be deleted and replaced by the following:

5 A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of
6 two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article XIII of Ordinance No. 348.

9 f. Planning Areas 11.0 and 11.2.

10 (1) The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be
11 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
12 uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26),
13 (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64),
14 (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97),
15 (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be
16 permitted.

17 (2) The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265
18 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348
19 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and
20 replaced by the following:

21 A. Where the front, side or rear yard adjoins a street, the minimum setback shall
22 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot
23 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use,
24 the minimum setback shall be twenty-five feet (25') from the property line. Where the front,
25 side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3,
26 R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article IXb of Ordinance No. 348.

1 g. Planning Area 11.1.

2 (1) The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same
3 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses
4 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.
5 In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including
6 film, dental, medical, research or testing.

7 (2) The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be
8 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that
9 the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by
10 the following:

11 A. Where the front, side or rear yard adjoins a street, the minimum setback shall
12 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot
13 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential
14 zone, the minimum setback shall be twenty-five feet (25') from the property line. Where the
15 front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T,
16 R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article IXd of Ordinance No. 348.

19 h. Planning Areas 21.0 and 22.0.

20 (1) The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan
21 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
22 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those
23 portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a
24 Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of
25 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
26 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted
27 in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50
28 of Ordinance No. 348.

1 (2) The development standards for those portions of Planning Areas 21.0 and 22.0 of
2 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be
3 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The
4 development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265
5 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those
6 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development
7 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

8 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
9 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

10 Upon expiration of the Williamson Act contract and total diminishment of the
11 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development
12 standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article
13 IXb, Section 9.53 of Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements for those portions of
15 Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within and agricultural preserve or under
16 Williamson Act contract shall be the same as those requirements identified in Article IXb of
17 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of
18 Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or
19 under Williamson Act contract shall be the same as those requirements identified in Article XIII of
20 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
21 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning
22 requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

23 i. Planning Areas 21.1 and 21.2.

24 (1) The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be
25 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
26 uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the
27 permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices,
28 including business, law, medical, dental, chiropractic, architectural, engineering, community

1 planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of
2 Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within
3 an enclosed building.

4 (2) The development standards for those portions of Planning Areas 21.1 and 21.2 of
5 Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and
8 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of
9 Ordinance No. 348.

10 j. Planning Areas 31.0 and 32.0.

11 (1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan
12 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
13 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
14 permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses
15 identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted
16 in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an
17 agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in
18 Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and
19 total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan
20 No. 265, all uses permitted in Planning Areas 31.0 and 32.0 shall be the same as those uses permitted
21 in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
22 Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section
23 8.100.a. shall also include natural open space and trails.

24 (2) The development standards for those portions of Planning Areas 31.0 and 32.0 of
25 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be
26 the same as those standards identified in Article VIIIe of Ordinance No. 348. The development
27 standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within
28 an agricultural preserve or under a Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set
2 forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
4 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

5 Upon expiration of the Williamson Act contract and total diminishment of the
6 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development
7 standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article
8 VIIIe of Ordinance No. 348.

9 (3) Except as provide above, all other zoning requirements for those portions of Planning
10 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a
11 Williamson Act contract shall be the same as those requirements identified in Article VIIIe of
12 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of
13 Planning areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or
14 under Williamson Act contract shall be the same as those requirements identified in Article XIII of
15 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
16 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning
17 requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No.
18 348.

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Section 2. This Ordinance shall take effect 30 days after its date of adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST:

CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:

May 24, 2010

By: 
KARIN WATTS-BAZAN
Deputy County Counsel

**ORIGINAL SPECIFIC PLAN
NO. 265 ZONING ORDINANCE
FOR REFERENCE**

1 exchanges and switching equipment, post offices, fire and police
2 stations, water and gas company service facilities, parcel delivery
3 services, and golf courses and driving ranges. The uses permitted
4 in those portions of Planning Area 1.0 of Specific Plan No. 265
5 that are within an agricultural preserve or under a Williamson Act
6 contract shall be the same as those uses permitted in Article XIII,
7 Section 13.1 of Ordinance No. 348. Upon expiration of the
8 Williamson Act contract and total diminishment of the agricultural
9 preserve within Planning Area 1.0 of Specific Plan No. 265, all
10 uses permitted in Planning Area 1.0 shall be the same as those uses
11 permitted in Article XI, Section 11.2 of Ordinance No. 348, except
12 that the uses permitted pursuant to Section 11.2.b. (1)c. (1) through
13 (4) and (6); d. (1) through (4); f. (1); g. (1) and (5); h. (1), (2),
14 (7) and (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8);
15 m. (1), (4) and (9); 11.2.b. (2), c., i., k., l., o., s., t., u., v.,
16 w., x. and y.; 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11),
17 (13), (14), (15), (16) and (17); and 11.2.e. shall not be
18 permitted. In addition, the permitted uses identified under
19 Section 11.2.b. of Ordinance No. 348 shall also include telephone
20 exchanges and switching equipment, post offices, fire and police
21 stations, water and gas company service facilities, parcel delivery
22 services, and golf courses and driving ranges.

23 (2) The development standards for those portions of Planning
24 Area 1.0 of Specific Plan No. 265 not within an agricultural
25 preserve or under Williamson Act contract shall be the same as
26 those standards identified in Article XI, Section 11.4 of Ordinance
27 No. 348 except that the development standard set forth in Article
28 XI, Section 11.4.a. shall be deleted and replaced by the following:

1 A. The minimum lot size shall be twenty thousand
2 (20,000) square feet with a minimum average width of
3 seventy-five feet (75').

4 The development standards for those portions of Planning Area 1.0
5 of Specific Plan No. 265 that are within an agricultural preserve
6 or under a Williamson Act contract shall be the same as those
7 standards identified in Article XIII, Section 13.2 of Ordinance No.
8 348 except that the development standard set forth in Article XIII,
9 Section 13.2.a. shall be deleted and replaced by the following:

10 AA. Lot size shall not be less than ten (10) acres, with
11 a minimum average lot width of two hundred feet (200') and
12 minimum average lot depth of five hundred feet (500').

13 Upon expiration of the Williamson Act contract and total
14 diminishment of the agricultural preserve within Planning Area 1.0
15 of Specific Plan No. 265, all development standards for Planning
16 Area 1.0 shall be the same as those standards identified in Article
17 XI, Section 11.4 of Ordinance No. 348 except that the development
18 standard set forth in Article XI, Section 11.4.a. shall be deleted
19 and replaced by the following:

20 AAA. The minimum lot size shall be twenty thousand
21 (20,000) square feet with a minimum average width of seventy-
22 five feet (75').

23 (3) Except as provided above, all other zoning requirements
24 for those portions of Planning Area 1.0 of Specific Plan No. 265
25 not within an agricultural preserve or under Williamson Act
26 contract shall be the same as those requirements identified in
27 Article XI of Ordinance No. 348. Except as provided above, all
28 other zoning requirements for those portions of Planning Area 1.0

1 of Specific Plan No. 265 that are within an agricultural preserve
2 or under Williamson Act contract shall be the same as those
3 requirements identified in Article XIII of Ordinance No. 348. Upon
4 expiration of the Williamson Act contract and total diminishment of
5 the agricultural preserve within Planning Area 1.0 of Specific Plan
6 No. 265, all other zoning requirements shall be the same as those
7 requirements identified in Article XI of Ordinance No. 348.

8 b. Planning Area 2.0.

9 (1) The uses permitted in those portions of Planning Area 2.0
10 of Specific Plan No. 265 not within an agricultural preserve or
11 under a Williamson Act contract shall be the same as those uses
12 permitted in Article XI, Section 11.2 of Ordinance No. 348, except
13 that the uses permitted pursuant to Section 11.2.b. (1)c. (1) through
14 (4) and (6); d. (1) through (4); f. (1); g. (1) and (5); h. (1), (2),
15 (7) and (8); i. (1) and (2); k. (2), (4), (5), (6), (7) and (8);
16 m. (1), (4) and (9); 11.2.b. (2), c., i., k., l., o., s., t., u., v.,
17 w., x. and y.; 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11),
18 (13), (14), (15), (16) and (17); and 11.2.e. shall not be
19 permitted. In addition, the permitted uses identified under
20 Section 11.2.b. of Ordinance No. 348 shall also include aircraft
21 taxiways, telephone exchanges and switching equipment, post
22 offices, fire and police stations, water and gas company service
23 facilities, parcel delivery services, and golf courses and driving
24 ranges. The uses permitted in those portions of Planning Area 2.0
25 of Specific Plan No. 265 that are within an agricultural preserve
26 or under a Williamson Act contract shall be the same as those uses
27 permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon
28 expiration of the Williamson Act contract and total diminishment of

1 the agricultural preserve within Planning Area 2.0 of Specific Plan
2 No. 265, all uses permitted in Planning Areas 2.0 shall be the same
3 as those uses permitted in Article XI, Section 11.2 of Ordinance
4 No. 348, except that the uses permitted pursuant to Section
5 11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1);
6 g.(1) and (5); h.(1), (2), (7) and (8); i.(1) and (2); k.(2), (4),
7 (5), (6), (7) and (8); m.(1), (4) and (9); 11.2.b.(2), c., i., k.,
8 l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6), (7),
9 (8), (9), (10), (11), (13), (14), (15), (16) and (17); and 11.2.e.
10 shall not be permitted. In addition, the permitted uses identified
11 under Section 11.2.b. of Ordinance No. 348 shall also include
12 aircraft taxiways, telephone exchanges and switching equipment,
13 post offices, fire and police stations, water and gas company
14 service facilities, parcel delivery services, and golf courses and
15 driving ranges.

16 (2) The development standards for those portions of Planning
17 Area 2.0 of Specific Plan No. 265 not within an agricultural
18 preserve or under Williamson Act contract shall be the same as
19 those standards identified in Article XI, Section 11.4 of Ordinance
20 No. 348 except that the development standard set forth in Article
21 XI, Section 11.4.a. shall be deleted and replaced by the following:

22 A. The minimum lot size shall be twenty thousand
23 (20,000) square feet with a minimum average width of
24 seventy-five feet (75').

25 The development standards for those portions of Planning Area 2.0
26 of Specific Plan No. 265 that are within an agricultural preserve
27 or under a Williamson Act contract shall be the same as those
28 standards identified in Article XIII, Section 13.2 of Ordinance No.

1 348 except that the development standard set forth in Article XIII,
2 Section 13.2.a. shall be deleted and replaced by the following:

3 AA. Lot size shall not be less than ten (10) acres, with
4 a minimum average lot width of two hundred feet (200') and
5 minimum average lot depth of five hundred feet (500').

6 Upon expiration of the Williamson Act contract and total
7 diminishment of the agricultural preserve within Planning Area 2.0
8 of Specific Plan No. 265, all development standards for Planning
9 Area 2.0 shall be the same as those standards identified in Article
10 XI, Section 11.4 of Ordinance No. 348 except that the development
11 standard set forth in Article XI, Section 11.4.a. shall be deleted
12 and replaced by the following:

13 AAA. The minimum lot size shall be twenty thousand
14 (20,000) square feet with a minimum average width of seventy-
15 five feet (75').

16 (3) Except as provided above, all other zoning requirements
17 for those portions of Planning Area 2.0 of Specific Plan No. 265
18 not within an agricultural preserve or under Williamson Act
19 contract shall be the same as those requirements identified in
20 Article XI of Ordinance No. 348. Except as provided above, all
21 other zoning requirements for those portions of Planning Area 2.0
22 of Specific Plan No. 265 that are within an agricultural preserve
23 or under Williamson Act contract shall be the same as those
24 requirements identified in Article XIII of Ordinance No. 348. Upon
25 expiration of the Williamson Act contract and total diminishment of
26 the agricultural preserve within Planning Area 2.0 of Specific Plan
27 No. 265, all other zoning requirements shall be the same as those
28 requirements identified in Article XI of Ordinance No. 348.

1 c. Planning Areas 3.0, 4.0 and 5.0.

2 (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of
3 Specific Plan No. 265 shall be the same as those uses permitted in
4 Article XI, Section 11.2 of Ordinance No. 348, except that uses
5 permitted pursuant to Section 11.2.b.(1)c.(1) through (4) and (6);
6 d.(1) through (4); f.(1); g.(1) and (5); h.(1) through (9); i.(1),
7 (2) and (5); k.(1) through (8); m.(1), (4) and (9); 11.2.b.(2) c.,
8 i., k., l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6)
9 through (17); and 11.2.e. shall not be permitted.

10 (2) The development standards for Planning Areas 3.0, 4.0 and
11 5.0 of Specific Plan No. 265 shall be the same as those standards
12 identified in Article XI, Section 11.4 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements
14 shall be the same as those requirements identified in Article XI of
15 Ordinance No. 348.

16 d. Planning Areas 6.0 and 6.1.

17 (1) The uses permitted in those portions of Planning Areas
18 6.0 and 6.1 of Specific Plan No. 265 not within an agricultural
19 preserve or under Williamson Act contract shall be the same as
20 those uses permitted in Article XI, Section 11.2 of Ordinance No.
21 348, except that the uses permitted pursuant to Section
22 11.2.b.(1)c.(1) through (4) and (6); d.(1) through (4); f.(1);
23 g.(1) and (5); h.(1) through (9); i.(1), (2) and (5); k.(1) through
24 (8); m.(1), (4) and (9); 11.2.b.(2)c., i., k., l., o., s., t., u.,
25 v., w., x. and y.; 11.2.c.(2), (3), (6) through (17); and 11.2.e.
26 shall not be permitted. The uses permitted in those portions of
27 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within
28 an agricultural preserve or under a Williamson Act contract shall

1 be the same as those uses permitted in Article XIII, Section 13.1
2 of Ordinance No. 348. Upon expiration of the Williamson Act
3 contract and total diminishment of the agricultural preserve within
4 Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all uses
5 permitted in Planning Areas 6.0 and 6.1 shall be the same as those
6 uses permitted in Article XI, Section 11.2 of Ordinance No. 348,
7 except that the uses permitted pursuant to Section 11.2.b. (1)c. (1)
8 through (4) and (6); d. (1) through (4); f. (1); g. (1) and (5); h. (1)
9 through (9); i. (1), (2) and (5); k. (1) through (8); m. (1), (4) and
10 (9); 11.2.b. (2)c., i., k., l., o., s., t., u., v., w., x. and y.;
11 11.2.c. (2), (3), (6) through (17); and 11.2.e. shall not be
12 permitted.

13 (2) The development standards for those portions of Planning
14 Areas 6.0 and 6.1 of Specific Plan No. 265 not within an
15 agricultural preserve or under Williamson Act contract shall be the
16 same as those standards identified in Article XI, Section 11.4 of
17 Ordinance No. 348. The development standards for those portions of
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 that are within
19 an agricultural preserve or under a Williamson Act contract shall
20 be the same as those standards identified in Article XIII, Section
21 13.2 of Ordinance No. 348 except that the development standard set
22 forth in Article XIII, Section 13.2.a. shall be deleted and
23 replaced by the following:

24 A. Lot size shall not be less than ten (10) acres, with
25 a minimum average lot width of two hundred feet (200') and a
26 minimum average lot depth of five hundred feet (500').

27 Upon expiration of the Williamson Act contract and total
28 diminishment of the agricultural preserve within Planning Areas 6.0

1 and 6.1 of Specific Plan No. 265, all development standards for
2 Planning Areas 6.0 and 6.1 shall be the same as those standards
3 identified in Article XI, Section 11.4 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements
5 for those portions of Planning Areas 6.0 and 6.1 of Specific Plan
6 No. 265 not within an agricultural preserve or under Williamson Act
7 contract shall be the same as those requirements identified in
8 Article XI of Ordinance No. 348. Except as provided above, all
9 other zoning requirements for those portions of Planning Areas 6.0
10 and 6.1 of Specific Plan No. 265 that are within an agricultural
11 preserve or under Williamson Act contract shall be the same as
12 those requirements identified in Article XIII of Ordinance No. 348.
13 Upon expiration of the Williamson Act contract and total
14 diminishment of the agricultural preserve within Planning Areas 6.0
15 and 6.1 of Specific Plan No. 265, all other zoning requirements
16 shall be the same as those requirements identified in Article XI of
17 Ordinance No. 348.

18 e. . Planning Areas 6.2, 10.0, 11.1, 20.0 and 33.0.

19 (1) The uses permitted in Planning Areas 6.2, 10.0, 11.1,
20 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those
21 uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

22 (2) The development standards for Planning Areas 6.2, 10.0,
23 11.1, 20.0 and 33.0 shall be the same as those standards identified
24 in Article XIII, Section 13.2 of Ordinance No. 348 except that the
25 development standard set forth in Article XIII, Section 13.2.a.
26 shall be deleted and replaced by the following:

27 A. Lot size shall not be less than ten (10) acres, with
28 a minimum average lot width of two hundred feet (200') and a

1 minimum average lot depth of five hundred feet (500').

2 (3) Except as provided above, all other zoning requirements
3 shall be the same as those requirements identified in Article XIII
4 of Ordinance No. 348.

5 f. Planning Areas 11.0 and 11.2.

6 (1) The uses permitted in Planning Areas 11.0 and 11.2 of
7 Specific Plan No. 265 shall be the same as those uses permitted in
8 Article IXb, Section 9.50 of Ordinance No. 348, except that the
9 uses permitted pursuant to Section 9.50.a.(2), (3), (6), (7), (12),
10 (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34),
11 (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52),
12 (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78),
13 (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96),
14 (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13)
15 through (20), (22) and (23) shall not be permitted.

16 (2) The development standards for Planning Areas 11.0 and
17 11.2 of Specific Plan No. 265 shall be the same as those standards
18 identified in Article IXb, Section 9.53 of Ordinance No. 348,
19 except that the development standard set forth in Article IXb,
20 Section 9.53.b. shall be deleted and replaced by the following:

21 A. Where the front, side or rear yard adjoins a street,
22 the minimum setback shall be twenty-five feet (25') from the
23 property line. Where the front, side, or rear yard adjoins a
24 lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R,
25 W-2-M, or SP with a residential use, the minimum setback shall
26 be twenty-five feet (25') from the property line. Where the
27 front, side or rear yard adjoins a lot with zoning
28 classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6,

1 R-T, R-T-R, W-2-M, or SP with a residential use, there is no
2 minimum setback.

3 (3) Except as provided above, all other zoning requirements
4 shall be the same as those requirements identified in Article IXb
5 of Ordinance No. 348.

6 g. Planning Areas 21.0, 21.1, 21.2 and 22.0.

7 (1) The uses permitted in those portions of Planning Areas
8 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within an
9 agricultural preserve or under a Williamson Act contract shall be
10 the same as those uses permitted in Article IXb, Section 9.50 of
11 Ordinance No. 348. The uses permitted in those portions of
12 Planning Areas 21.0, 21.1, 21.2 and 22.0 that are within an
13 agricultural preserve or under a Williamson Act contract shall be
14 the same as those uses permitted in Article XIII, Section 13.1 of
15 Ordinance No. 348. Upon expiration of the Williamson Act contract
16 and total diminishment of the agricultural preserve within Planning
17 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all uses
18 permitted in Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the
19 same as those uses permitted in Article IXb, Section 9.50 of
20 Ordinance No. 348.

21 (2) The development standards for those portions of Planning
22 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within
23 an agricultural preserve or under a Williamson Act contract shall
24 be the same as those standards identified in Article IXb, Section
25 9.53 of Ordinance No. 348. The development standards for those
26 portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific
27 Plan No. 265 that are within an agricultural preserve or under a
28 Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348
2 except that the development standard set forth in Article XIII,
3 Section 13.2.a. shall be deleted and replaced by the following:

4 A. Lot size shall not be less than ten (10) acres, with
5 a minimum average lot width of two hundred feet (200') and a
6 minimum average lot depth of five hundred feet (500').

7 Upon expiration of the Williamson Act contract and total
8 diminishment of the agricultural preserve within Planning Areas
9 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all development
10 standards for Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the
11 same as those standards identified in Article IXb, Section 9.53 of
12 Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements
14 for those portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of
15 Specific Plan No. 265 not within an agricultural preserve or under
16 Williamson Act contract shall be the same as those requirements
17 identified in Article IXb of Ordinance No. 348. Except as provided
18 above, all other zoning requirements for those portions of Planning
19 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 that are
20 within an agricultural preserve or under Williamson Act contract
21 shall be the same as those requirements identified in Article XIII
22 of Ordinance No. 348. Upon expiration of the Williamson Act
23 contract and total diminishment of the agricultural preserve within
24 Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265,
25 all other zoning requirements shall be the same as those
26 requirements identified in Article IXb of Ordinance No. 348.

27 h. Planning Areas 31.0 and 32.0.

28 (1) The uses permitted in those portions of Planning Areas

1 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural
2 preserve or under a Williamson Act contract shall be the same as
3 those uses permitted in Article VIIIe, Section 8.100 of Ordinance
4 No. 348, except that the uses permitted pursuant to Section
5 8.100.a. and b. shall not be permitted. In addition, the permitted
6 uses identified under Section 8.100.a. shall also include natural
7 open space and trails. The uses permitted in those portions of
8 Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are
9 within an agricultural preserve or under a Williamson Act contract
10 shall be the same as those uses permitted in Article XIII, Section
11 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act
12 contract and total diminishment of the agricultural preserve within
13 Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all uses
14 permitted in Planning Areas 31.0 and 32.0 shall be the same as
15 those uses permitted in Article VIIIe, Section 8.100 of Ordinance
16 No. 348, except that the uses permitted pursuant to Section
17 8.100.a. and b. shall not be permitted. In addition, the permitted
18 uses identified under Section 8.100.a. shall also include natural
19 open space and trails.

20 (2) The development standards for those portions of Planning
21 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an
22 agricultural preserve or under a Williamson Act contract shall be
23 the same as those standards identified in Article VIIIe of
24 Ordinance No. 348. The development standards for those portions of
25 Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are
26 within an agricultural preserve or under a Williamson Act contract
27 shall be the same as those standards identified in Article XIII,
28 Section 13.2 of Ordinance No. 348 except that the development

1 standard set forth in Article XIII, Section 13.2.a. shall be
2 deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with
4 a minimum average lot width of two hundred feet (200') and a
5 minimum average lot depth of five hundred feet (500').

6 Upon expiration of the Williamson Act contract and total
7 diminishment of the agricultural preserve within Planning Areas
8 31.0 and 32.0 of Specific Plan No. 265, all development standards
9 for Planning Areas 31.0 and 32.0 shall be the same as those
10 standards identified in Article VIIIe of Ordinance No. 348.

11 (3) Except as provided above, all other zoning requirements
12 for those portions of Planning Areas 31.0 and 32.0 of Specific Plan
13 No. 265 not within an agricultural preserve or under a Williamson
14 Act contract shall be the same as those requirements identified in
15 Article VIIIe of Ordinance No. 348. Except as provided above, all
16 other zoning requirements for those portions of Planning Areas 31.0
17 and 32.0 of Specific Plan No. 265 that are within an agricultural
18 preserve or under Williamson Act contract shall be the same as
19 those requirements identified in Article XIII of Ordinance No. 348.
20 Upon expiration of the Williamson Act contract and total
21 diminishment of the agricultural preserve within Planning Areas
22 31.0 and 32.0 of Specific Plan No. 265, all other zoning
23 requirements shall be the same as those requirements identified in
24 Article VIIIe of Ordinance No. 348.

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Section 3. This ordinance shall take effect thirty days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: 10-4-94

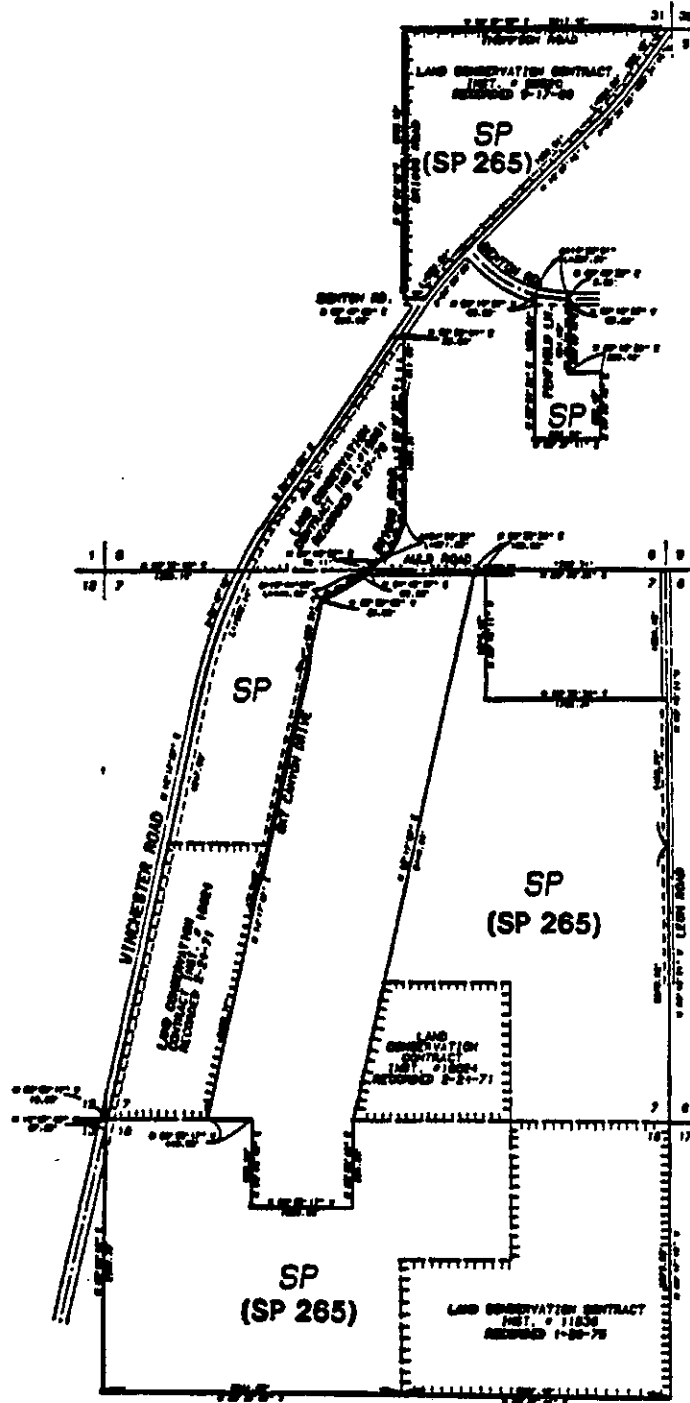
By Ray Comisar
Chairman

GERALD A. MALONEY
Clerk of the Board

By Margaret [Signature]
Deputy

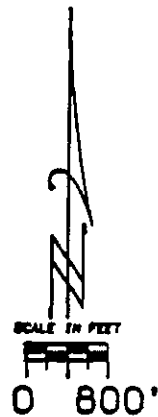
(SEAL)

MURRIETA HOT SPRINGS AREA
SEC. 6,7 & 18 T.7S., R.2W. S.B.B.& M.



SP

LEGEND
SPECIFIC PLAN



MAP NO. 21785
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 5615
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.3603
OCTOBER 4, 1994
RIVERSIDE COUNTY BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41093

Project Case Type (s) and Number(s): Specific Plan No. 265, Substantial Conformance No. 1, Change of Zone No. 7690, Tentative Parcel Map No. 35212

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Kinika Hesterly, Project Planner

Telephone Number: (951) 955-1888

Applicant's Name: H.G. Fenton Development Company

Applicant's Address: 7577 Mission Valley Road Suite 200, San Diego, CA 92108

Engineer's Name: KCT Consultants, Inc.

Engineer's Address: 4344 Latham Street Suite 200, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 35212 is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

Change of Zone No. 7690 proposes to change the text in Planning Areas 11.1, 21.1 and 21.2 of Specific Plan No. 265, to revise the zoning standards to allow commercial, office, and retail uses. Specifically, the applicant is requesting that the zoning corresponding to the Commercial Office (C-O) zone in Ordinance No. 348 be applied to Planning Area 11.1 (currently corresponding to light agriculture, A-1 zoning). Planning Area 11.1, as amended, would allow the land uses called for in the Commercial Office (C-O) zone, along with allowing the following uses provided a plot plan is approved: laboratories, film, dental, medical, research and testing. Also, the existing zone (corresponding to Scenic Highway Commercial or C-P-S zoning in the County of Riverside's zoning ordinance, Ordinance No. 348) for Planning Areas 21.1 and 21.2 is proposed to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit.

Specific Plan No. 265, Substantial Conformance No. 1 proposes to change the Specific Plan text to reflect the text change of the ordinance as a result of Change of Zone No. 7690.

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

C. Total Project Area: 55.08 Gross Acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 55.08	Lots: 20	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 963-030-002 and 963-030-003

E. Street References: The project site is located northerly of Borel Road, easterly of Winchester Road (SR-79), westerly of Sky Canyon Road, and southerly of La Alba Drive.

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant with gently undulating topography; elevations range from 1,315 to 1,345 feet above mean sea level. Vegetation consists of an agricultural field primarily comprised of domestic wheat, non-native grassland, ruderal and disturbed areas, and hydric-vegetative species such as curly dock, spikerush, and an individual arroyo willow were identified near the man-made drainage swale created to convey storm and nuisance flows from the French Valley Airport, located directly to the east. Surrounding land uses include the French Valley Airport to the east, vacant land planned for similar commercial development (PP21570) to the north, vacant land to the south, and the City of Murrieta to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the existing Office Park and Commercial land use designation within Specific Plan No. 265. The proposed project meets all other applicable land use policies.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance No. 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is within an Airport Influence Area. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project meets all applicable General Plan Safety element policies.
- 5. Noise:** The proposed project is a subdivision of land; therefore no anticipated noise pollution is expected with this project. The proposed project meets all other applicable General Plan Noise element policies.
- 6. Housing:** The proposed project is a Schedule E parcel map within a commercial zoning and land use designation. The project does not propose the creation of residential lots. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).
- 7. Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. 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.

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

- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Office Park and Commercial Specific Plan Land Use Designations
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
 - 1. **Area Plan(s):** Southwest Area Plan
 - 2. **Foundation Component(s):** Community Development
 - 3. **Land Use Designation(s):** Commercial to the north and south, Public Facilities (PF) to the east, and the City of Murrieta to the west
 - 4. **Overlay(s):** N/A
 - 5. **Policy Area(s), if any:** Highway 79 Policy Area
- H. Adopted Specific Plan Information**
 - 1. **Name and Number of Specific Plan, if any:** Borel Airpark Specific Plan No. 265
 - 2. **Specific Plan Planning Area, and Policies, if any:** Planning Area Nos. 11.1, 21.1, 21.2
- I. Existing Zoning:** Borel Airpark Specific Plan No. 265
- J. Proposed Zoning, if any:** Borel Airpark Specific Plan No. 265 with textual changes in the zoning ordinance for Planning Area Nos. 11.1, 21.1, 21.2
- K. Adjacent and Surrounding Zoning:** Specific Plan No. 265 to the north and south, Manufacturing – Service Commercial (M-SC) and Commercial Office (C-O) to the east, and the City of Murrieta to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

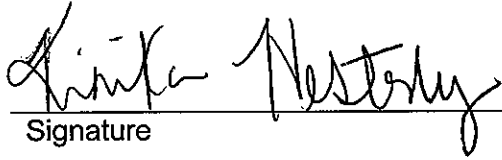
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

July 6, 2010

Date

Kinika Hesterly, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located northerly of Borel Road, easterly of Winchester Road (SR-79), westerly of Sky Canyon Road, and southerly of La Alba Drive. According to Figure C-9, the project site is not located within a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The proposed project will change the appearance of the project site from the adjacent public roadways. The project will be developed pursuant to the Specific Plan Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)

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

a) The project site is located 21.25 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 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. The project has been conditioned to comply with Riverside County Ordinance No. 655 (COA 50.PLANNING.15), however, this condition is not considered unique for CEQA purposes. The impact is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project is not expected to create unacceptable light levels as it is a land division. However, future development will result in a new source of light and glare from the addition of security lighting, building lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant to this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. The impact is considered less than significant.

b) The proposed project is not expected to create unacceptable light levels as it is only a land division. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. There will be no impact.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located within the boundaries of land designated as farmland of local importance (designated farmland) - as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). Therefore, the project will not convert Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use. There will be no impact.

b) Currently the lot is undeveloped and vacant with no existing agricultural uses on the project site. Additionally, according to the GIS database, the project site is not located within an Agricultural Preserve, or subject to a Williamson Act contract. There will be no impact.

c) The surrounding zoning includes Specific Plan (SP) to the north and south, the City of Murrieta to the west and Manufacturing – Service Commercial (M-SC) to the east. The uses permitted within the SP, will not include agricultural uses. Therefore, construction of the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property with the implementation of the zone change in Planning Area 11.1 to the Commercial Office equivalent in Ordinance No. 348. There will be no impact.

d) The project site is located within a developing area of the French Valley community within Riverside County. The project site is not directly adjacent to or near an area currently used for agricultural purposes; therefore the project will not involve changes in the environment which could result in conversion of nearby farmland to non-agricultural uses. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) The project site and surrounding area have agricultural vegetation. Therefore the project will not 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)). The project would not result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land and are primarily residential, agricultural or developed land. Therefore, the project will not result in the conversion of forest land to non-forest use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Table 6-2, Air Quality impact Analysis prepared by Urban Crossroads, dated March 2009.

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The 2003 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 designations, and population estimates.

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

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, the land division project is not expected to generate substantial point source emissions. The air quality indicated no significant impacts in the short-term project construction phase. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be not significant.

e) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.

f) The project does not contain land uses typically associated with emitting objectionable odors that will affect a substantial number of people. Therefore, odors associated with the proposed project would be less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

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

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

Source: GIS database, WRCMSHCP, HANS01482, PDB04752, PDB04749, PDB04750

Findings of Fact:

a) The project site is located within Criteria Area Cell No. 5969 of the Multi-Species Habitat Conservation Plan (MSHCP). Therefore, per section 6.6.2 of the MSHCP, the proposed project underwent the HANS and JPR review process. It was determined that there is no conservation described for the proposed project. As a result, the proposed project will not conflict with the provisions of the MSHCP.

b) No endangered or threatened species were identified on the project site.

c) No burrowing owls were observed during the course of the four focused surveys. Although no burrowing owls were detected, pellets relatively consistent with those egested by burrowing owls were detected. These pellets are also consistent with the American kestrel, western screech owl, loggerhead strike, and roadrunner. However, because of the moderate potential for burrowing owls to occur on the project site a 30-day pre-construction survey will be required prior to earth-moving activities.

d) A persistently flowing watercourse is not present on the project site; therefore, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) During the field survey conducted by the County Biologist, two unnamed drainage features were identified and designated as Drainage A and B for reference purposes. Drainage A is approximately 200 feet in linear length and appears to convey runoff from Sky Canyon Drive to the east and storm runoff from the French Valley Airport via a 4-foot diameter culvert. This drainage contains one riparian/riverine cell that is approximately 50 linear feet with an average width of 33 feet. Vegetation densities within this cell are considered low, with a low persistent emergent layer, low shrub layer, and relatively sparse tree canopy layer.

Drainage B is approximately 400 feet in linear length and also appears to convey runoff from Sky Canyon Drive to the east and storm runoff from the French Valley Airport via a 4-foot diameter culvert. Drainage B is an ephemeral feature that only contains flows during high yield storm events and it appear that the flows received percolate into the ground water and do not exit the property. The entire length of this drainage contains a riparian/riverine cell. Vegetation densities within this cell are considered relatively high, with a dense persistent emergent layer, no scrub layer, and no tree canopy layer.

The riparian cells do not appear to contribute to the habitat quality of covered species downstream due to field conditions indicating that water rarely flows the length of the entire swale, water percolating into the ground before exiting, no apparent immediate downstream resources, and limited resources for covered species. Additionally, the project site does not support vernal pools, depressions, or any other habitats capable of supporting various fairy shrimp.

According to the conceptual layout, the project will likely permanently impact a small portion of the riparian cell within Drainage B, but conserve 0.30 acre of land. Mitigation will consist of avoidance; therefore, the project will exceed a 2.5 to 1.0 mitigation to impact ratio.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Prior to the issuance of a grading permit, a 30-day pre-construction burrowing owl survey shall be conducted. (COA 60.EPD.1)

Monitoring: Monitoring shall be conducted by the Environmental Programs Department.

CULTURAL RESOURCES Would the project

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

Source: Project Application Materials, EIC Letter, PD-A-4150R1

Findings of Fact:

a-b) According the letter from the Eastern Information Center (EIC), the project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled "Archaeological Survey of the Winchester Road General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Amendment 114-Acre Property” and the second study was conducted in March 1990 by Christopher Dover and is entitled “A Cultural Resource Assessment, Airport Business Park.” Neither study recorded any historical resources. No impacts are expected to occur.

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

Source: Project Application Materials, EIC Letter, PD-A-4150R1

Findings of Fact:

a-c) According the letter from the Eastern Information Center (EIC), the project site has been included in two previous cultural resources studies that included large acreages. The first study, conducted in 1988 by RECON, is entitled “Archaeological Survey of the Winchester Road General Plan Amendment 114-Acre Property” and the second study was conducted in March 1990 by Christopher Dover archaeological resources. Although no above-ground resources were identified, there is a possibility of uncovering archaeological resources and human remains during earth-moving activities. As a result monitoring will be required (COA.60.PLANNING.18). Therefore, the impact will be less than significant with mitigation incorporated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. There will be no impact.

Mitigation: Prior to grading, the permit-holder shall retain a qualified archaeologist for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated (COA 60.PLANNING.18).

Monitoring: Mitigation monitoring shall be conducted by the Planning Department through the Building and Safety permit process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to Figure OS-8, the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. Therefore, the impact will be less than significant with mitigation incorporated.

Mitigation: The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains (COA 60.PLANNING.7).

Monitoring: Monitoring shall be conducted through the Building and Safety permit process.

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO No. 2047

Findings of Fact:

a-b) According to County Geological Report No. 2047, the potential for surface fault rupture is considered unlikely. The nearest active fault is the Elsinore Fault Zone, Temecula segment, located approximately 5 miles to the west of the site. The maximum earthquake on this fault is estimated to be 6.8 Mw, with peak ground acceleration of 0.38g at the site. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<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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a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GEO No. 2047

Findings of Fact: According to County Geological report No. 2047, the potential for liquefaction to affect the project site is considered low to remote due to the depth to groundwater and dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), GEO No. 2047

Findings of Fact:

a-b) According to County Geological Report No. 2047, the potential for surface fault rupture is considered unlikely. The nearest active fault is the Elsinore Fault Zone, Temecula segment, located approximately 5 miles to the west of the site. Although, there is a low potential for surface fault rupture, the project site lies within a seismically active are of Southern California and should be expected to experience strong seismic shaking during the lifetime of the project. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The topography of the project site is gently undulating with elevations ranging from 1,315 to 1,345 feet above mean sea level. According to the Riverside County General Plan, there are no known or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mapped geologic units that could potentially result in on- or off-site landslides, lateral spreading, collapse or create rockfall hazards. Additionally, the project site and surrounding properties are relatively flat.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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: RCIP Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

Findings of Fact:

a) There are no volcanoes in the proposed project site vicinity. The topography of the site does not include steep slopes which could generate a mudflow. Additionally, the USGS topographic map does not depict large bodies of water in proximity to the project site that could produce earthquake-induced seiche, which could impact the project site. Therefore, impacts associated with seiche, mudflow, or volcano are not anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact:

a-b) The topography of the project site is gently undulating with elevations ranging from 1,315 to 1,345 feet above mean sea level. The elevation of the project site will not be significantly modified as a result of the project. Minor surface grading and leveling will be required. No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. Compliance with Riverside County Building and Safety Ordinance No. 457 is required regardless of the project's proposed changes to topography. Ordinance No. 457 will assure cut or fill slopes are manufactured appropriately. Prior to the issuance of grading permits, the County of Riverside requires Building and Safety review of the grading plans to assure the grading plans will not affect or negate subsurface sewage plans. Compliance with Ordinance No. 457 and the CBC will reduce potential impacts due to changes in topography, and cut and fill slopes. The impact will be less than significant.

c) Grading will not negate or affect the subsurface sewage disposal systems as no subsurface sewage disposal systems exist on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?				
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities in areas of relatively flat terrain. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Off-site erosion will not be affected by the proposed project due to the paved streets that surround the project site. Therefore, increases in water-induced erosion on - or off-site will not cause an adverse impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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 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 (COA 10.BS GRADE.5), however, this condition is not considered unique mitigation for CEQA purposes. 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

21. Greenhouse Gas Emissions

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

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

Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Findings of Fact:

a) Approval of a parcel map will not authorize the construction of any buildings or allow operation of a business, therefore greenhouse gases would need to be analyzed under a separate use permit. The proposed subdivision will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) As an extension of the anticipated existing development patterns, the proposed subdivision will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous

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

Source: Project Application Materials

Findings of Fact:

a-b) There will be a limited potential for accidental release of construction-related products, although, not in sufficient quantity to pose a significant hazard to people and the environment with this land division proposal. The proposed land division will not create a hazard to the public or the environment. There will be a less than significant impact.

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

d) The project will not impact existing or proposed schools within one-quarter mile of the project site.

e) According to the RCIP, no sources of health hazards are known to exist on the project site or in the vicinity. In addition, the project site is not listed as a hazardous materials site. Therefore, no potential exists to expose people to such sources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database; Letter from ALUC, 2007 French Valley Airport Land Use Compatibility Plan (ALUCP), Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

Findings of Fact:

a-b) The project site is located within the French Valley Airport Influence Area. The applicability of the 2004 French Valley Airport Land Use Compatibility Plan had been suspended by court order. On June 5, 2007, the Riverside County Airport Land Use Commission (ALUC) determined that it was unable to take action due to the suspension of the Airport Land Use Compatibility Plan (ALUCP). The French Valley Airport Land Use Compatibility Plan (FVALUCP) has since been adopted. Although the project has already undergone review by the ALUC, further review will be required, due to the submittal of the change of zone and specific plan substantial conformance application. Although, further review will be required, the nature of this land division proposal is considered less than significant as no construction will occur with this project and all use proposals will be required to go through an ALUC review prior to any project construction.

c) The project site is located within Zones B2 and D of the FVALUCP. According to Table 3A "Compatibility Zone Factors", the risk level in Zone B2 is low to moderate. Approximately 3% of off-runway general aviation accidents near airports happen in this zone as this is not normally over-flown by aircrafts. According to Table 3A "Compatibility Zone Factors", the risk level in Zone D is low. Approximately 20 to 30 percent of near-airport accidents occur within Zone D. Although construction will not occur with the land division, the project has been conditioned to provide notes on the Environmental Constraints Sheet, for safety hazards (COA 10.PLANNING.24, 50.PLANNING.17, 50.PLANNING.18).

d) The proposed project is not located within the vicinity of a private airstrip, or heliport.

Mitigation: Prior to recordation of the map, the Environmental Constraints Sheet (ECS) shall note that uses that interfere with airport operations shall be prohibited. Additionally, the project shall provide avigation easements prior to recordation of the map (COA 10.PLANNING.24, 50.PLANNING.17, 50.PLANNING.18).

Monitoring: Monitoring shall be conducted by the Building and Safety Department and the Planning Department.

24. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the RCIP and GIS, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. 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?

g) Otherwise substantially degrade water quality?

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 and odors)?

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

Findings of Fact:

a) The development of this site will increase peak flow rates on downstream properties, which could result in erosion or siltation. Mitigation is required to offset these impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the Flood Control District for review. The site is subject to storm runoff from approximately 130 acres

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from the French Valley Airport, which bounds the site to the east. The site drains in a westerly direction towards Highway 79. A 125 foot wide drainage channel bisects the site conveying storm runoff from the airport through this site. A good portion of the site drains to this channel or sheet flows towards Highway 79 where it drains south along the highway to three (3) culvert crossings. A portion of the onsite storm runoff drains to the northwest. The applicant proposes to collect the tributary offsite runoff in a proposed storm drain to be constructed in Sky Canyon Drive and will connect with the existing culvert crossing at the corner of Borel Road and Highway 79. The proposed site drainage plan will drain westerly toward Highway 79 and will be broken up into two sections; the north half and the south half. The proposal intends for the northern section to utilize an underground detention basin. This detention basin would outlet into an existing 36 inch RCP crossing.

In order to avoid the addition of a second detention basin, it is proposed that the flow rates not increase in the southern section between the existing and proposed conditions. This would be accomplished by manipulating the drainage areas of the north and south sections between the existing and proposed conditions. This drainage scheme is not acceptable to the Flood Control District. In addition, the runoff from the north would be collected into a proposed storm drain along Sparkman Way and routed to the existing 36 inch RCP crossing. The Water Quality Management Plan (WQMP) proposes many conventional Site Design, Source Control and Treatment Control BMPs. Since the drainage plan is broken into northern and southern areas, the Treatment Control BMPs are prescribed along the same lines. Initially, it is proposed that all runoff from the site is routed into Bio swales. For the northern section, the bio-swales outlet into a Vortech Filtration system before entering the underground detention basin. While it is stated that the intent of this is to remove debris and sediment prior to runoff entering the basin, the filters have the added benefit of treating pathogens, pesticides and organic compounds with at least a low level of efficiency. The treatment proposed for the southern section of the site is limited to having all runoff routed through bio-swales prior to exiting the site.

While, in general, the Flood Control District does not object to this proposal, the following issues remain to be resolved prior to final engineering approval: 1.The proposed underground detention basin can not hold water in "dead storage". Routing calculations for the basin show that after 24 hrs. 1.54 acre-feet still remain in the system. Also, it appears as though the outlet is too small. The Flood Control District mandates a minimum 18" diameter outlet pipe for all detention facilities. 2.Nutrients are listed as an impairment for the receiving waters of this site. As such, runoff must be treated for nutrients to at least a medium level of effectiveness. The bio-swales could be upgraded to the "enhanced" variety to treat nutrients effectively. See the Flood Control District's website to obtain a PDF file for preliminary enhanced vegetated swale details. 3.In order for the bio swales to be effective, the runoff must travel through at least 100 feet of the BMP. This generally requires that the runoff enter at one end and exit the other (at least 100 feet away). Runoff must be clearly routed to the end of the BMP and a curb or other barrier must be provided along the sides to deter runoff from enter the swale less than 100 feet from the outlet. 4.The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. While a basin is proposed, the site shall be designed to perpetuate the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The impact is considered less than significant with mitigation.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The impact is less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The impact is less than significant.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There is no impact.
- f) The project will not place structures within a 100 flood hazard area which would impede and/or redirect flows. Additionally, the project has been conditioned to contain the 100 year food storm flow within the street right of way. Should the project exceed the criteria, the property shall be graded to drain to the adjacent street or an adequate outlet. However, this is considered standard CEQA mitigation measures, no unique mitigation is required. The impact is considered less than significant.
- g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge.
- h) The WQMP proposes a grassy swale at the northwest corner of the site to collect the onsite runoff as a water quality feature and then drain to Rubidoux Boulevard. The grassy swale meets the preliminary project specific BMP requirements. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Therefore, this project will have a less than significant impact with mitigation.

Mitigation: The proposed project shall submit a copy of the proposed improvement plans, grading plans, and any other necessary documentation to the Riverside County Flood Control District for approval prior to the issuance of grading and building permits. The developer must pay all associated fees that will be requested by the Flood Control District (COA: 10.FLOOD RI.1, 10.FLOOD RI.12, 10.FLOOD RI.13, 10.FLOOD RI.25, 50.FLOOD RI.2, 50.FLOOD RI.3, 50.FLOOD RI.7, 50.FLOOD RI.9, 60.FLOOD RI.2, 60.FLOOD RI.3, 60.FLOOD RI.7, 80.FLOOD RI.2, 80.FLOOD RI.3, 80.FLOOD RI.4, 90.FLOOD RI.2, 90.FLOOD RI.3).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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of surface runoff?				
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The project will not substantially change absorption rates or the rate and amount of surface runoff.
- c) The project is located within the potential dam inundation area of Lake Skinner. The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area (COA 50.PLANNING.20).
- d) The project will not change the amount of surface water in any water body.

Mitigation: The project has been conditioned to provide notice to all potential purchasers that they are located within a potential dam inundation area (COA 50.PLANNING.20).

Monitoring: Monitoring shall be conducted by the Riverside County Flood Control District and by the Department of Building and Safety plan check process.

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The project site is located within Specific Plan No. 265 land use designations of Commercial and Office Park. The Office Park land use designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The Commercial land use designation allows the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposes to subdivide the project site into 20 parcels for the future development of retail, commercial, and office uses, which is consistent with existing land use designations. There will be no impact.

b) The proposed project is located within the City of Temecula sphere of influence, as such, the project proposal was sent to the City for comment. The City did not comment on the proposed project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Comprehensive 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 site is zoned Specific Plan (SP). The project is located within Planning Areas Nos. 11.1, 21.1, and 21.2 for Specific Plan No. 265; Planning Area Nos. 21.1 and 21.2 are designated for commercial uses and Planning Area No. 11.1 is designated for office uses. The zoning ordinance for Planning Area Nos. 21.1 and 21.2 in Specific Plan No. 265 indicates that the uses permitted shall be the same as Section 9.5 of Ordinance No. 348, which allows for the development of commercial uses. The zoning ordinance for Planning Area No. 11.1 indicates that the uses permitted shall be the same as Section 13.1 of Ordinance No. 348, which allows for the development of agricultural uses.

Since the zoning for Planning Area No. 11.1 is not consistent with the land use designation, the project proposes to change the zoning ordinance of the Specific Plan to allow commercial office uses.

b) The project is surrounded by land zoned Specific Plan (SP) to the north, and south, Manufacturing – Service Commercial (M-SC) to the east, and the City of Murrieta to the west. The proposed project is compatible with existing surrounding zoning.

c) Surrounding land uses include the French Valley Airport to the east, vacant land planned for similar commercial development (PP21750) to the north, vacant land to the south, and the City of Murrieta to the west. The project proposes similar uses to the proposed commercial center (PP21750) to the north. The vacant land to the south is designated for future commercial and office uses. Highway 79

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provides a buffer for the residential uses to the west in the City of Murrieta. Therefore, the proposed project is compatible with the planned and existing land uses.

d) The project site is located within the specific plan designations of Office Park and Commercial. The Office Park designation allows for a variety of office uses, including financial institutions, legal services, insurance services, and other office and support services. The Commercial designation allows the development of commercial retail uses at a neighborhood, community and regional level, tourist-oriented commercial uses, as well as for professional office (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) with an approved plot plan and health clubs and exercise centers with an approved conditional use permit. The project proposes to subdivide the project site into 20 parcels for the future development of retail, commercial, and office uses, which is consistent with existing land use designations.

e) The proposed project will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<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-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

The RCIP identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acoustical analysis will be required prior to building permit issuance. This is a standard condition of approval and not considered mitigation pursuant to CEQA.

b) The project site is not located within the vicinity of a private airstrip, therefore would not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to or near a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact: The project is located easterly of Highway 79; however, the proposed use is not considered a sensitive noise receptor. Therefore no impacts will occur as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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

Source: Project Application Materials

Findings of Fact:

a) The proposed land division will not increase ambient noise levels in the project vicinity above levels existing without the project because there is no proposed development with the land division at this time. There will be no impact.

b) The proposed land division will not create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. There will be no impact.

c) The project site is located within Zones B2 and D of the French Valley Airport Influence Area; Zone D encompasses aircraft at or above traffic patterns except for instrument approaches. And Zone B2 is located within the 60-CNEL contour and may be exposed to loud single-event noise from take-off and jet thrust-reverse on landing. According to Table 3A, the noise impact is considered moderate to high. According to Table N-1 of the Riverside County General Plan, commercial related activities, such as the use proposed, can be exposed to noise levels up to 70 dBA CNEL. To ensure that the employees and patrons of the proposed project will not be subject to noise levels beyond acceptable levels, an acoustical analysis will be required prior to building permit issuance. This is a standard condition of approval and not considered mitigation pursuant to CEQA.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during grading; however, to minimize ambient noise levels during grading, grading operation shall be restricted substantially to daylight hours. The impact is considered less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

POPULATION AND HOUSING Would the project

35. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing	<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
elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The subject property is presently vacant. The proposed development would not directly or indirectly necessitate the construction of replacement housing, create the demand for additional housing, or displace people resulting in replacement housing.

d) The project site is not located within a County Redevelopment Area; no impacts will occur.

e-f) The proposed subdivision and change of zone is for the purpose of commercial development on previously undeveloped property. The project would not displace people/housing and/or create new housing. As a result, no impact to population growth would occur.

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:

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

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.17)
 This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.17). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. This project has not been conditioned to comply with School Mitigation Impact fees as there will not be potential effects to school services with the proposed land division. School Mitigation conditions will be placed on subsequent use cases. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.17). This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact: The use of the proposed 55.08-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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 proposed project does not create a substantial increase in demand for recreational facilities.

c) Under Ordinance No. 460, commercial projects are not required to pay park and recreation fees. Therefore, there will be no impacts to parks and recreational facilities through the development of this project.

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

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System,” Riverside County Parks and Recreation review.

Findings of Fact: The Riverside County Parks and Recreation Department did not indicate recreational trails at the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) 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)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

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

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP, Project Review “Transportation Department”

Findings of Fact: The proposed project is a land division and will not have an impact on transportation at this stage; however, a traffic study was submitted for the proposed future uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed subdivision will not cause an increase traffic, however, if commercial uses are entitled in the future, there will be an increase in traffic and the project has been conditioned by the Riverside County Transportation Department to mitigate traffic by requiring a striping plan, street lighting plan, and traffic signals (COA 50.TRANS.3, COA 50.TRANS.11, COA 50.TRANS.14, COA 50.TRANS.19, COA 90.TRANS.1, COA 90.TRANS.5). With mitigation, there will be a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and the project site will not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) Development of the proposed project site will have no impact that will result in inadequate parking.

c) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.

d) Development of the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

e) Development of the project site will have no impact on circulation altering waterborne, rail or air traffic.

f) Development of the proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

g) Development of the proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

h) Development of the proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

i) Development of the proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

j) Development of the proposed project site would have no impact on circulation conflicting with adopted policies supporting alternative transportation.

Mitigation: The Riverside County Transportation Department conditioned the project for a striping plan, street lighting plan, and traffic signals (COA 50.TRANS.3, COA 50.TRANS.11, COA 50.TRANS.14, COA 50.TRANS.19, COA 90.TRANS.1, COA 90.TRANS.5).

Monitoring: Monitoring shall be conducted by the Riverside County Transportation Department through the Department of Building and Safety's plan check process.

44. Bike Trails

Source: RCIP – Southwest Area Plan Figure 8 “Trails and Bikeway System”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The Riverside County Parks and Recreation Department did not indicate recreational trails at the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) water services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) 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"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: RCIP

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-h) Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Eastern Municipal Water District, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level.

Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Findings of Fact: Implementation of the proposed project would not 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. Mitigation measures have been incorporated to protect any protected biological species that may potentially exist on the site.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. Both short-term and long-term environmental goals are being met through the mitigation measures placed on the project and the project design.

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

RCIP – Riverside County Integrated Project

RCLIS – Riverside County Land Information System

HANS01482

PDB04750 – Preliminary Evaluation of MSHCP-Defined Section 6.1.2, prepared by TeraCor, dated October 24, 2006

PDB04752 – Habitat Assessment and Focused Survey Results, prepared by TeraCor, dated October 24, 2006

PDB04749 – Step II, Part B Focused Burrowing Owl Survey, prepared by TeraCor, dated October 24, 2006

EIC Letter date November 13, 2006

PD-A-4150R1 – Letter prepared by Jean A. Keller, dated March 6, 2006

County Geological Report (GEO) No. 2047, prepared by Geocon Incorporated, dated August 15, 2007

Letter from ALUC, dated June 5, 2007

Riverside County Airport Land Use Compatibility Plan table 3A “Compatibility Zone factors”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2007 French Valley Airport Land Use Compatibility Plan (ALUCP)

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\PM35212\PM35212 EA41093.doc

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The tentative parcel map is a Schedule E subdivision of two (2) parcels totaling 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.5 acres.

10. EVERY. 2 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35212 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35212, Amended No. 2, dated January 23, 2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 3 MAP - HOLD HARMLESS RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

10.BS GRADE. 1 MAP-GIN INTRODUCTION (cont.) RECOMMND

permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 19 MAP-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a registered civil engineer unless they conform to the County Standard Retaining Wall designs shown on Building and Safety Department form 284-197.

10.BS GRADE. 20 MAP-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing/first course installation, properties of materials to be used [i.e. Fc=2500 p.s.i.]. Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER RECOMMND

All lots under Parcel Map#35212 are proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service for each lot are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

10.E HEALTH. 1 SP -DUAL WATER SYSTEMS INEFFECT

Dual water systems shall be provided in common open space areas for the use of reclaimed water when made available by the water district.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#15-POTENTIAL FIRE FLOW RECOMMND

The water mains shall be capable of providing a potential fire flow 4000 GPM and an actual fire flow available from any one hydrant shall be 2500 GPM for 2-hour duration at 20 PSI residual operating pressure.

10.FIRE. 3 MAP-#14-COM/RES HYD/SPACING RECOMMND

Approved super fire hydrants, (6"x4"x 2-2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP - FLOOD HAZARD REPORT RECOMMND

PM 35212 is a proposal to subdivide 57 acres into commercial lots in the Southwest area. The site is located east of Highway 79, north of Borel Road and south of La Alba Dr. No concurrent use cases are filed at this time.

Our review indicates the site is subject to storm runoff from approximately 130 acres from the French Valley Airport, which bounds the site to the east. The site drains in a westerly direction towards Highway 79. A 125 foot wide drainage channel bisects the site conveying storm runoff from the airport through this site. A good portion of the site drains to this channel or sheet flows towards Highway 79 where it drains south along the highway to three (3) culvert crossings. A portion of the onsite storm runoff drains to the northwest.

The applicant proposes to collect the tributary offsite runoff in a proposed storm drain to be constructed in Sky Canyon Drive and will connect with the existing culvert crossing at the corner of Borel Road and Highway 79. The

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP - FLOOD HAZARD REPORT (cont.)

RECOMMND

proposed site drainage plan will drain westerly toward Highway 79 and will be broken up into two sections; the north half and the south half. The proposal intends for the northern section to utilize an underground detention basin. This detention basin would outlet into an existing 36 inch RCP crossing. In order to avoid the addition of a second detention basin, it is proposed that the flow rates not increase in the southern section between the existing and proposed conditions. This would be accomplished by manipulating the drainage areas of the north and south sections between the existing and proposed conditions. This drainage scheme is not acceptable to the District and shall be corrected at the improvement plan check. In addition, the runoff from the north would be collected into a proposed storm drain along Sparkman Way and routed to the existing 36 inch RCP crossing.

The Water Quality Management Plan (WQMP) proposes many conventional Site Design, Source Control and Treatment Control BMPs. Since the drainage plan is broken into northern and southern areas, the Treatment Control BMPs are prescribed along the same lines. Initially, it is proposed that all runoff from the site is routed into Bio swales. For the northern section, the bio-swales outlet into a Vortech Filtration system before entering the underground detention basin. While it is stated that the intent of this is to remove debris and sediment prior to runoff entering the basin, the filters have the added benefit of treating pathogens, pesticides and organic compounds with at least a low level of efficiency. The treatment proposed for the southern section of the site is limited to having all runoff routed through bio-swales prior to exiting the site.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP - FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

While, in general, the District does not object to this proposal, the following issues remain to be resolved prior to final engineering approval:

1.The proposed underground detention basin can not hold water in "dead storage". Routing calculations for the basin show that after 24 hrs. 1.54 acre-feet still remain in the system. Also, it appears as though the outlet is too small. The District mandates a minimum 18" diameter outlet pipe for all detention facilities.

2.Nutrients are listed as an impairment for the receiving waters of this site. As such, runoff must be treated for nutrients to at least a medium level of effectiveness. The bio-swales could be upgraded to the "enhanced" variety to treat nutrients effectively. See the District's website to obtain a PDF file for preliminary enhanced vegetated swale details.

3.In order for the bio swales to be effective, the runoff must travel through at least 100 feet of the BMP. This generally requires that the runoff enter at one end and exit the other (at least 100 feet away). Runoff must be clearly routed to the end of the BMP and a curb or other barrier must be provided along the sides to deter runoff from enter the swale less than 100 feet from the outlet.

4.The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. While a basin is proposed, the site shall be designed to perpetuate the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. This will likely require additional mitigation features.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

he 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

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outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%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 General Manager-Chief Engineer.

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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.)RECOMMND

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify

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10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

10.FLOOD RI. 23 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is

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10. GENERAL CONDITIONS

10.FLOOD RI. 23 MAP 10 YR CURB - 100 YR ROW (cont.) RECOMMND

exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 24 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 25 . MAP- CONSTRUCT STORM DRAINS RECOMMND

A facility to collect offsite storm runoff shall be constructed along Sky Canyon Drive to Borel Road then west along Borel Road where it would connect with an existing storm drain at the corner of Winchester Road and Hunter Road. A second facility shall be constructed from Sparkman Way (Airport Road) then south along Winchester Road where it would connect to an existing storm drain located approximately 900 feet to the south of Sparkman Way.

PLANNING DEPARTMENT

10.PLANNING. 1 SP -SP 265 CONSISTS OF INEFFECT

The following conditions of approval are for SPECIFIC PLAN NO. 265 and consist of Conditions 1 through 26 inclusive.

Specific Plan No. 265 shall consist of the following:

- a. Exhibit "A": Specific Plan Text
- b. Exhibit "B": Specific Plan Conditions of Approval.
- c. Exhibit "C": Mitigation Reporting/Monitoring Program.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or ~~environmental assessment~~ conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10.PLANNING. 2 SP -CONFORM TO ORD/STATE LAW INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances Nos. 348 and 460 and state laws; and shall conform substantially with adopted Specific Plan No. 265 as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 3 SP -CHANGE, WAIVE OR MODIFY INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 4 SP -PROP OWNERS ASSOC ESTAB INEFFECT

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

10.PLANNING. 5 SP -ENVIRONMENT ASSESSMENT INEFFECT

An environment assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 265.

10.PLANNING. 6 MAP - LANDSCAPE MAINTENANCE RECOMMND

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 6 SP -CEQA REQUIREMENTS INEFFECT

~~EXHIBIT C MITIGATION REPORTING/MONITORING PROGRAM~~

An amendment to the California Environmental Quality Act (CEQA), codified as Public Resources Code Section 21081.6, required the preparation of a program to ensure that all mitigation measures are fully and completely implemented.

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10. GENERAL CONDITIONS

10.PLANNING. 6 SP -CEQA REQUIREMENTS (cont.) INEFFECT

The Environmental Impact Report prepared for Specific Plan No. 265, imposes certain mitigation measures on the project. Certain conditions of approval for Specific Plan No. 265 constitute self contained reporting/monitoring programs for certain mitigation measures. At the time of approval of subsequent development applications, further environmental reporting/monitoring programs will be established to ensure that all mitigation measures are appropriately implemented.

10.PLANNING. 7 SP -COMPLY W/RECYCLING PLAN INEFFECT

Each planning area shall comply with the Riverside County recycling program upon the plan's adoption.

10.PLANNING. 8 SP -PHASING OR FINANCING INEFFECT

A land division filed for the purposes of phasing or financing shall not be considered an implementing development application.

10.PLANNING. 9 SP -PRECEDENCE INEFFECT

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

10.PLANNING. 10 SP -COMPLY W/AGENCIES INEFFECT

The project shall comply with the conditions set forth in the following agency letters, copies of which are attached, set forth by these agencies at the development stage:

- a. County Transportation Department: 03/01/94
- b. County Health Department: 12/20/90
- c. County Flood Control District: 07/08/91
- d. County Fire Department: 01/08/91
- e. Riverside County Airport Land Use Commission: 07/24/91
- f. Riverside County Aviation Unit: 07/22/91

10.PLANNING. 11 MAP - OFFSITE SIGNS, ORD. 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 (cont.) RECOMMND

any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 11 SP -VALIDITY DATES NOTAPPLY

Specific Plan No. 265 shall remain valid for 15 years as indicated in the Phasing portion of the specific plan text. Should the entire project not be built out in that period of time, a specific plan amendment will be required for any portion of the project which has not been constructed within 15 years.

10.PLANNING. 12 MAP - FINAL MAP PREPARER RECOMMND

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

10.PLANNING. 12 SP -ENVIRONMENT ASSESSMENT INEFFECT

An environment assessment shall be conducted for each tract, change of zone, plot plan, specific plan amendment, or any other discretionary permit required to implement the specific plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the Environmental Impact Report prepared for Specific Plan No. 265.

10.PLANNING. 13 SP -COMMON AREA MAINTENANCE INEFFECT

Common areas identified in the specific plan shall be owned and maintained as follows:

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 SP -COMMON AREA MAINTENANCE (cont.) INEFFECT

areas.

- b. Unless otherwise provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.)

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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.

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 21 MAP - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

10.PLANNING. 23 MAP - GEO02047 RECOMMND

County Geologic Report (GEO) No. 2047, submitted for this project (PM35212) was prepared by Geocon Incorporated and is entitled: "Geotechnical Investigation, Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Project No. 07178-42-01", dated August 15, 2007. Included as an appendix within the Geocon report was the following report prepared by Terra Geosciences entitled: "Seismic Refraction Survey, Fleming Property, City of Murrieta, California, Project No. 272232-1" dated July 20, 2007. In addition the following reports and letter were submitted for this project:

"Preliminary Geotechnical Investigation, Proposed Commercial Development, +/- 52.98 - Acres, APN Nos. 958-080-011 & 958-080-012, NEC of Simpson Road (sic) and State Highway No. 79, French Valley Area, Riverside County, California, Work Order No. 914501.00" prepared by T.H.E. Soils Co., Inc. and dated July 25, 2005.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Geotechnical Engineer of Record, Project No. 07871-42-01" dated August 13, 2008.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Response to County of

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10. GENERAL CONDITIONS

10. PLANNING. 23 MAP - GEO02047 (cont.)

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Riverside Review Comments, Project No. 07871-42-01" dated August 13, 2008.

"Fleming Property, NEC Winchester Road and Borel Road, Riverside County, California, Response to County of Riverside Review Comments No. 2, Project No. 07871-42-01" dated October 13, 2008.

These appended and additional reports are now considered as part of GEO No. 2047.

GEO No 2047 concluded:

1. The nearest active fault to the site is the Elsinore Fault Zone, Temecula segment, located about 5.0 miles to the west of the site. The maximum earthquake on this fault is estimated to be 6.8 Mw, with a peak ground acceleration of 0.38g at the site.

2. Based on site mapping, literature research and aerial photo review, the consultant concluded that the potential for surface fault rupture on this site is considered unlikely.

3. The potential for liquefaction to affect this site is considered very low to remote due to the depth to groundwater, the dense nature and grain-size distribution of the deeper onsite soils and the underlying granitic rock.

4. Although there is a low potential for this site to be affected by surface fault rupture, it lies within a seismically active area of southern California and should be expected to experience strong seismic shaking during the lifetime of the project. However, the potential for this site to be affected by other secondary seismic hazards such as seiche/tsunami, seismically induced settlement, seismically induced flooding or landsliding and/or seismically induced ground lurching is considered low.

GEO No 2047 recommended:

1. The seismic shaking design parameters presented in the report, and based on the recently adopted California Building Code (CBC 2007), should be applied to the proposed

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10.PLANNING. 23 MAP - GEO02047 (cont.) (cont.)

RECOMMND

structures on the site.

2. Remedial grading removals should expose in-place native materials exhibiting an in-place relative density of at least 85% of the laboratory dry density as determined by ASTM D-1557. Subsequent to acceptance of the removal bottoms, all areas to receive fill should be scarified, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

3. The on-site soils, if cleaned of organics or other deleterious materials, are considered acceptable for use as compacted fill soils. All fills should be placed in thin lifts, moisture conditioned to slightly above optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557 and verified by field density testing.

GEO No. 2047 satisfies the requirement for a Geologic/Seismic Study for Planning /CEQA purposes. GEO No. 2047 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 24 MAP - Prohibited Uses

RECOMMND

The following uses are prohibited:

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - Prohibited Uses (cont.)

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

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

e) "Children's schools" in Zone D, the portion of the site located adjacent to Winchester Road.

f) Above ground storage of flammable materials.

10.PLANNING. 25 MAP - ALUC PURCHASER NOTICE

RECOMMND

The following notice shall be given to each potential purchaser within the project: "This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code 11010 12(A) "

10.PLANNING. 26 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law.

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10. GENERAL CONDITIONS

10.PLANNING. 26 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 27 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or

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10. GENERAL CONDITIONS

10.PLANNING. 27 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND
mitigation measures.

10.PLANNING. 28 MAP - USES PROHIBTD - ALUC RECOMMND

1. The following uses shall be prohibited:

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

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

c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, acquaculture, production of cereal grains, sunflower, and row crops. trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, composting operations, fly ash disposal, and landfills.

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

e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

10.PLANNING. 29 MAP - ALUC NOTICE RECOMMND

The permit holder shall provide a notice to all potential purchasers and tenants informing them that they are in the vicinity of an airport.

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10. GENERAL CONDITIONS

10.TRANS. 1

MAP - TS/CONDITIONS (cont.)

RECOMMND

to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

SR-79/Winchester Road (NS) at:
Thompson Road (EW)
Benton road (EW)
Auld Road (EW)
Sparkman Way (EW)
Project Access (EW)
Borel Road (EW)
Technology Drive (EW)
Murrieta Hot Springs Road (EW)
Winchester Road (NS) at:
Nicolas Road (EW)
Murrieta Hot Springs Road (EW) at:
Alta Murrieta Drive (NS)
Whitewood Road (NS)
Margarita Road (NS)
Date Street (NS)
Sky Canyon Drive (NS)
General Kearney Road (NS) at:
Nicolas road
Sky Canyon Drive (NS) at:
Sparkman Way (EW)
Sky Canyon Drive (NS) at:
Project Access No. 1 North (EW)
Project Access No. 2 North Central (EW)
Project Access No. 3 South Central (EW)
Project Access No. 4 South (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 6 MAP - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP -CC&R'S RECORDED W/FIN MAP DEFERRED

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

30. PRIOR TO ANY PROJECT APPROVAL

BS GRADE DEPARTMENT

30.BS GRADE. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

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30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

FIRE DEPARTMENT

30.FIRE. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

PARKS DEPARTMENT

30.PARKS. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

PLANNING DEPARTMENT

30.PLANNING. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

30.PLANNING. 2 SP -LANDS AND IRRIGATION NOTAPPLY

Development applications which incorporate common areas shall be accompanied by design plans for the common area. Such plans shall specify the location and extent of landscaping and irrigation systems as specified in Ordinance 348, Section 18.12, and 19.300 through 19.304. Additionally, all proposed structures, and circulation components (vehicular, pedestrian and/or equestrian) shall be shown.

30.PLANNING. 3 SP -SPECIAL STUD/REPORT NOTAPPLY

The following special studies/reports shall accompany implementing development applications in the planning areas listed below:

Study/Report	Planning Area
a. Hazardous Waste Investigation	All Planning Areas

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 3 SP -SPECIAL STUD/REPORT (cont.) NOTAPPLY

Study

b. Slope Stability Plan All Planning Areas
as required

c. Erosion and Sedimentation All Planning Areas
Control Plan as required

30.PLANNING. 4 SP -CA FISH AND GAME FEE MET

In accordance with Section 711.4 of the Fish and Game Code, the applicant/subdivider is obligated to pay a filing fee to defray cost incurred by the Department of Fish and Game in managing and protecting fish and wildlife trust resources. The applicant/subdivider is also obligated to pay a documentary handling fee to defray costs incurred by the County of Riverside in implementing the Department of Fish and Game filing fee program. The filing fee is \$1,250.00 for a project for which a negative declaration has been prepared and the filing fee is \$850.00 for a project for which an environmental impact report has been prepared. The documentary handling fee is \$50.00 in all cases. These fees shall be paid to the County Clerk if the County of Riverside at the time of filing a notice of determination pursuant to Section 21152 of the Public Resources Code. If these fees are not paid, the project in question shall not be operative, vested, or final. Accordingly, until the fees are paid, no subsequent approval will be given, no subsequent permits will be issued and the property involved may not be used in the manner approved.

30.PLANNING. 5 SP -10 COPIES OF SP FOR DIST NOTAPPLY

Prior to the submittal of any applications or the issuance of any permits 10 copies of the final specific plan document shall be submitted to the Planning Department for distribution. The documents shall include the final Board of Supervisors resolution, the final specific plan conditions of approval and zoning ordinance, and the Final EIR. A detailed list of required items and their order can be obtained from the Planning Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP -CONFORMANCE W/SP AND ZONE MET

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

Prior to recordation of any final maps or approval of any plot plan or use permit, Specific Plan No. 265, Comprehensive General Plan Amendment No. 240, Change of Zone No. 5615 shall be approved by the Board of Supervisors and shall be effective. Lots created by land divisions within Specific Plan No. 265 shall be in conformance with the development standards of the zone ultimately applied to the property.

30.PLANNING. 7 SP -PUBLIC MAST MAINT ORGANI DEFERRED

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval No. 12 is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map, or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the office of the County Counsel.

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

b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP -PUBLIC MAST MAINT ORGANI (cont.)

DEFERRED

owners of each individual lot or unit and (c) contain the following provisions verbatim:

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

1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.
2. In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area' and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.
4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 7 SP -PUBLIC MAST MAINT ORGANI (cont.) (cont.) DEFERRED

c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

30.PLANNING. 8 SP -PRIVATE MAST MAINT ORGANI DEFERRED

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel:

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP -PRIVATE MAST MAINT ORGANI (cont.) DEFERRED

2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.
 3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'.
 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if nay, this Declaration shall control."
- c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that final map is recorded.

30.PLANNING. 9 SP -LEGAL DESCRIPTIONS DEFERRED

THE FOLLOWING CONDITION SHOULD BE CONSIDERED PRIOR TO MAP RECORDATION.

Prior to the recordation of any final map or issuance of any building permit within Specific Plan 265, the first applicant or their successor-in-interest for a subdivision or building permit within a Planning Area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1 SP -CONDITIONS MET

Prior to any project approval the development standards of Specific Plan No. 265 shall be reviewed and complied with.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 2 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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 District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP (cont.) RECOMMND

 stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

 An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

 Inspection and maintenance of the flood control facility/ies to be constructed with this Parcel Map must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

 If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50.FLOOD RI. 8 MAP - ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 1 MAP - PREPARE A FINAL MAP (cont.) RECOMMND

real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 8 MAP - SP PA LEGAL DESCRIPTION RECOMMND

The land divider or their successors-in-interest shall submit to the County Planning Department a correct legal description for Planning Areas 11.1, 21.1, and 21.2 of Specific Plan No. 265.

50.PLANNING. 9 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 10 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 12 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 15 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16

MAP- SURVEYOR CHECK

RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- C. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- D. The common open space area[s] shall be shown as a numbered lots on the FINAL MAP.
- E. The total number of commercial lots on the final map shall be 20.

50.PLANNING. 17

MAP - ECS - PROHIBITED USES

RECOMMND

The following environmental constraints note shall be placed on the ECS:

"The following uses are prohibited:

- a) Any use which would direct a steady light or flashing light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
- b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
- c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
- d) Any use which would generate electrical interference

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 17 MAP - ECS - PROHIBITED USES (cont.) RECOMMND

that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

e) Above ground storage of flammable materials shall be prohibited."

50.PLANNING. 18 MAP - AVIGATION EASEMENTS RECOMMND

Prior to recordation of a final map, the landowner shall convey an avigation easement to French Valley Airport which shall be recorded. Copies of the avigation easement , upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.

50.PLANNING. 19 MAP - ECS NOTE AIRPORT NOISE RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business and Professional Code 11010 12(A)"

50.PLANNING. 20 MAP - ECS NOTE DAM INUNDATION RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Lake Skinner which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - ECS NOTE DAM INUNDATION (cont.) RECOMMND

Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

50.PLANNING. 21 MAP - CC&RS RECRD W/FINAL MAP RECOMMND

Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

50.PLANNING. 22 MAP - PRIVATE MAST MAINT ORG RECOMMND

THE FOLLOWING CONDITIONS SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval 10.PLANNING.13 is a private organization, the developer shall comply with the following condition:

a. Prior to recordation of any final subdivision map or issuance of building permits in the case of use permits and plot plans, the subdivider shall submit the following documents to Planning Department for review, which documents shall be subject to the approval of that department and the Office of the County Counsel: 1. A declaration of covenants, conditions and restrictions; and 2. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference. b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) provide for ownership of the common area by either the property owners' association of the owners of each individual lot or unit as tenants in common and (d) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: 1. The property owners' association established herein shall, manage and continuously maintain the 'common area', more particularly described on Exhibit '___' attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Director

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 22 MAP - PRIVATE MAST MAINT ORG (cont.)

RECOMMND

of the County of Riverside or the County successor-in-interest. 2. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. 3. This Declaration shall not be terminated, 'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'. 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if nay, this Declaration shall control." c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that final map is recorded.

50.PLANNING. 23 MAP - LEGAL DESCRIPTIONS

RECOMMND

THE FOLLOWING CONDITION SHOULD BE CONSIDERED PRIOR TO MAP RECORDATION. Prior to the recordation of any final map or issuance of any building permit within Specific Plan 265, the first applicant or their successor-in-interest for a subdivision or building permit within a Planning Area shall submit to the Planning Department, correct legal descriptions for the planning area(s) within which the proposed project is located.

50.PLANNING. 24 MAP - PUBLIC MAST MAIN ORGANI

RECOMMND

THE FOLLOWING CONDITION SHOULD BE CONSIDERED FOR PRIOR TO MAP RECORDATION.

If the permanent master maintenance organization referenced in Condition of Approval 10.PLANNING.13 is a public organization, the developer shall comply with the following condition:

a. Prior to the recordation of any final subdivision map,

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50.PLANNING. 24

MAP - PUBLIC MAST MAIN ORGANI (cont.)

RECOMMND

or issuance of building permits in the case of use permits and plot plans, the applicant shall convey to the County fee simple title, to all common or common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the subdivider shall submit the following documents to the Planning Department and the office of the County Counsel. 1. A declaration of covenants, conditions and restrictions; and 2. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference. b. The declaration of covenants, conditions and restrictions submitted for review shall (a) provide for a term of 60 years, (b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit and (c) contain the following provisions verbatim: "Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: 1. The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___' attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside. 2. In the event that the common area, or any part thereof, is conveyed to the property owners' association, the association, thereafter shall own such 'common area', shall manage and continuously maintain such 'common area' and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. 3. This Declaration shall not be terminated,

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50.PLANNING. 24 MAP - PUBLIC MAST MAIN ORGANI (cont.) (cont.)RECOMMND

'substantially' amended or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area'. 4. In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." c. Once approved, the declaration of covenants, conditions and restrictions shall be recorded at the same time that the final map is recorded.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

The project proponent shall be responsible for the design of traffic signals at the intersections of:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

with no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal shall be per 90.TRANS.1.

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50.TRANS. 2

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Winchester Road (NS) and Sparkman Way (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes, one right turn lane
Southbound: one left turn lane, three through lanes, one right turn lane
Eastbound: one left turn lane, one through lane, one right turn lane
Westbound: one left turn lane, one shared through/right turn lane

NOTE: The improvements at this intersection shall be designed in coordination with PP21750 (located between Sparkman Way and Auld Road on the east side of Winchester Road) and shall be consistent with the ultimate lane requirements at this intersection.

The intersection of Winchester Road (NS) at Project Access (EW) shall be improved to provide the following geometrics:

Northbound: three through lanes, one right turn lane
Southbound: three through lanes
Eastbound: N/A
Westbound: one right turn lane

NOTE: This right-turn only intersection of SR-79 (Winchester Road) at the Project Access has been approved to serve the demonstrated access needs of the proposed land uses presented in the Plot Map. If individual Plot Plans within the Plot Map propose land uses that differ substantially from those presented in the Plot Map, this access may be eliminated at the discretion of the Director of Transportation.

Only right turns will be allowed at this intersection. Left turns shall be prohibited. The design of the access driveway and acceleration/deceleration lanes on SR-79 (Winchester Road) shall be subject to the approval of Caltrans.

The intersection of Winchester Road (NS) at Borel Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes
Southbound: one left turn lane, three through lanes, one right turn lane
Eastbound: one shared left turn/through lane, one right

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50.TRANS. 2

MAP - TS/GEOMETRICS (cont.)

RECOMMND

turn lane
Westbound: one through lane

The intersection of Sky Canyon Drive (NS) at Sparkman Way (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one shared through/right turn lane

Southbound: one left turn lane, one shared through/right turn lane

Eastbound: one shared left turn/through lane, one right turn lane

Westbound: N/A

NOTE: The improvements at this intersection shall be designed in coordination with PP21750 (located between Sparkman Way and Auld Road on the east side of Winchester Road) and shall be consistent with the ultimate lane requirements at this intersection.

The intersection of Sky Canyon Drive (NS) at Project Access 1 North (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left turn/right turn lane

Westbound: N/A

The intersection of Sky Canyon Drive (NS) at Project Access 2 North Central (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left turn/right turn lane

Westbound: N/A

The intersection of Sky Canyon Drive (NS) at Project Access 3 South Central (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane

Southbound: one shared through/right turn lane

Eastbound: one shared left turn/right turn lane

Westbound: N/A

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50.TRANS. 2 MAP - TS/GEOMETRICS (cont.) (cont.) RECOMMND

The intersection of Sky Canyon Drive (NS) at Project Access 4 South (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, one through lane
Southbound: one shared through/right turn lane
Eastbound: one shared left turn/right turn lane
Westbound: N/A

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

50.TRANS. 3 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries 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.

50.TRANS. 4 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 5 MAP - CALTRANS 1 RECOMMND

The land divider shall comply with the Caltrans recommendations as outlined in their letter dated February 7, 2008.

50.TRANS. 6 MAP - CALTRANS 2 RECOMMND

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for

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50.TRANS. 6 MAP - CALTRANS 2 (cont.) RECOMMND
review and approval prior to recordation.

50.TRANS. 7 MAP - EASEMENT/SUR RECOMMND
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 8 MAP - ACCESS RESTRICTION RECOMMND
Lot access shall be restricted on Winchester Road (SR-79) and so noted on the final map, with the exception of one 50' access driveway between parcel 8 and parcel 11 as shown on Amended No. 2 exhibit dated 01/23/09.

50.TRANS. 9 MAP - VACATION RECOMMND
The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along the southerly and northerly side of Sparkman Way between Winchester Road (SR-79) and Sky Canyon Road. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 10 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND
The street design and improvement concept of this project shall be coordinated with PP21750 and PM34669.

50.TRANS. 11 MAP - STRIPING PLAN RECOMMND
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant,

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50.TRANS. 11 MAP - STRIPING PLAN (cont.) RECOMMND

unless otherwise approved by the County Traffic Engineer.

50.TRANS. 12 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 13 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 14 MAP - STREET LIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 15 MAP - MAP.CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 16 MAP - STREET LIGHTS-L&LMD RECOMMND

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.

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50.TRANS. 16 MAP - STREET LIGHTS-L&LMD (cont.) RECOMMND

4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 17 MAP - RIV. TRANSIT AUTHORITY RECOMMND

The land divider shall comply with the Riverside Transit Authority recommendations.

50.TRANS. 18 MAP - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 19 MAP - TRAFFIC SIGNALS 2 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

50.TRANS. 20 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

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50.TRANS. 21 MAP - R-O-W DEDICATED 1 RECOMMND

Sufficient public street right-of-way along Winchester Road (SR-79) from the intersection of Sparkman Way (curb return) to southerly 300' shall be dedicated for a public use to provide a 99' half width right-of-way.

Sufficient public street right-of-way along Winchester Road (SR-79) from 300' south of the intersection of Sparkman Way (curb return) to Borel Road shall be dedicated for a public use to provide a 92' half width right-of-way including required transition as approved by the Director of Transportation.

50.TRANS. 22 MAP - DEDICATION RECOMMND

Sparkman Way along project boundary is designated as an Industrial Collector and shall be improved with 56 foot full-width AC pavement, 6" concrete curb, gutter, and sidewalk within the 78' full-width dedicated right-of-way in accordance with County Standard No. 111. (56'/ 78')

NOTE: 1. A 6' sidewalk shall be constructed adjacent to the curb line (on the project side) within the 11' parkway.

2. The driveway shall be constructed in accordance with County Standard No. 207A.

Sky Canyon Drive along project boundary shall be improved with 64 foot full-width AC pavement, 6" concrete curb, gutter, and sidewalk (on the project side) within the 88' full-width dedicated right-of-way (50' on the project side and 38' on the opposite side of the centerline) in accordance with County Standard No. 94. (64'/88')

NOTE: 1. A 5' sidewalk shall be constructed 9' from the curb line on the project side within the 18' parkway.

2. The driveway shall be constructed in accordance with County Standard No. 207A.

Borel Road along project boundary is designated as a Secondary Highway and shall be improved with 44 foot half-width AC pavement, 6" concrete curb, gutter, and sidewalk within the 106' full-width dedicated right-of-way (62' on the project side and 44' on the opposite side of

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50.TRANS. 22 MAP - DEDICATION (cont.) RECOMMND

the centerline) in accordance with County Standard No. 94. Sheet (2 of 2) (44'/106') (Modified for reduced full-width right-of-way from 112' to 106'.)

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within the 18' parkway.

50.TRANS. 23 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, 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 applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829 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 Section. Said annexation should include the following:

- (1) Landscaping along Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.

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50.TRANS. 23 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 24 MAP - LANDSCAPING/TRAILS RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

NOTE: Any commercial project along State Highway (Winchester Road) must annex into L&LMD 89-1-C in addition to executing a Landscape Maintenance Agreement.

50.TRANS. 25 MAP - EXISTING MAINTAINED RECOMMND

Winchester Road (SR-79) along project boundary is a paved CALTRANS maintained road designated as an Expressway and shall be improved with 8" concrete curb and gutter, AC pavement located 55' to 60 feet from centerline, 8" curbed landscaped median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 92' to 99 foot half-width dedicated right-of-way in accordance with County Standard No. 83. (55' to 60' AC pavement/92' to 99' right-of-way) (Modified for increased improvements from 55' to 60' AC pavement for the required right-turn lane at the intersection of Winchester Road and Sparkman Way; and acceleration and deceleration lane at the proposed driveway.)

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50.TRANS. 25 MAP - EXISTING MAINTAINED (cont.) RECOMMND

- NOTE: 1. An 8' sidewalk shall be constructed 15' from the curb line within the 37' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A.
3. Bus turnout shall be constructed per County Standard No. 814 and as approved by the Riverside Transit Authority (RTA).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS

RECOMMND

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

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 NO PRECISE GRDG PMT ALLOWED

RECOMMND

A PRECISE GRADING PERMIT WILL NOT BE ISSUED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED BY THE PLANNING DEPARTMENT AND APPROVED BY THE BOARD OF SUPERVISORS, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD RECOMMND

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6 MAP PHASING RECOMMND

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 7 MAP - ADP FEES RECOMMND

Parcel Map No. 35212 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

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

60.PLANNING. 12

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 55.08 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13 MAP - FEE BALANCE

RECOMMND

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

60.PLANNING. 14 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 18 MAP- CULTURAL RESOURCES PROFE

RECOMMND

Due to the close proximity of a known archaeological site to the subject parcel, archaeological monitoring shall be required during any grading or trenching.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

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PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP- CULTURAL RESOURCES PROFE (cont.) RECOMMND

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 19 MAP - SPECIAL INTEREST MONITOR RECOMMND

As a result of information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Pechanga Band of Luiseno Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - SPECIAL INTEREST MONITOR (cont.) RECOMMND

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP - ADP FEES RECOMMND

Parcel Map No. 35212 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

TRANS DEPARTMENT

80.TRANS. 1 MAP - TS/GEOMETRICS RECOMMND

Prior to the issuance of any building permit in PM35212, the following improvements shall be provided:

The intersection of Winchester Road (NS) at Thompson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, three through lanes, one right turn lane

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - TS/GEOMETRICS (cont.) RECOMMND

Southbound: one left turn lane, two through lanes, one shared through/right turn lane
Eastbound: one left turn lane, one through lane, two right turn lanes
Westbound: one left turn lane, one shared through/right turn lane

The intersection of Winchester Road (NS) at Benton Road (EW) shall be improved to provide the following geometrics:

Northbound: one left turn lane, two through lanes, one right turn lane
Southbound: one left turn lane, one through lane, one shared through/right turn lane
Eastbound: N/A
Westbound: two left turn lanes, one through lane, one right turn lane

NOTE: Until the west leg of this intersection is constructed by others, the northbound left turn lane and the westbound through lane shall be constructed but not open to traffic.

80.TRANS. 2 MAP - TS/FEES AND CASH PAYMENT RECOMMND

Prior to the issuance of any building permit in PM35212, the applicant shall pay:

All applicable TUMF fees

All applicable Development Impact Fees (DIF)

\$49,133 as the applicant's fair share for improvements in the City of Murrieta

\$22,892 as the applicant's fair share for improvements in the City of Temecula

80.TRANS. 3 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - ARCHO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF format CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 2 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

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PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - TS/INSTALLATION

RECOMMND

The project proponent shall be responsible for the construction and installation of traffic signal modifications at the following locations:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

Prior to the final building inspection of the first dwelling unit, the following traffic signals shall be modified and operational:

Winchester Road (NS) at Thompson Road (EW) (Modification for added lanes, to install eastbound to southbound right turn overlap, and to prohibit northbound to southbound U turns)

Winchester Road (NS) at Benton Road (EW) (Modification for added lanes)

Winchester Road (NS) at Sparkman Way (EW) (Modification for added lanes)

Winchester Road (NS) at Borel Road (EW) (Modification for added lanes)

Winchester Road (NS) at Murrieta Hot Springs Road (EW) (Modification to install southbound right turn overlap and prohibit eastbound to westbound U turns)

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1 MAP - TS/INSTALLATION (cont.) RECOMMND

with no fee credit given for Traffic Signal Mitigation Fees.

or as approved by the Transportation Department.

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement, if any, prior to start of construction of signals. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 MAP - TS/INTERCONNECT RECOMMND

The project proponent shall be required to provide traffic signal interconnect between the traffic signal at Winchester Road/Borel Road and the signal at Winchester Road/Sparkman Way.

or as approved by the Transportation Department.

90.TRANS. 3 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 4 MAP STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 5 MAP - E STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - E STREET LIGHTS INSTALL (cont.) RECOMMND

(IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets associated with this development where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 6 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 7 MAP - TRAFFIC SIGNAL 2 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

90.TRANS. 8 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 9 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

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PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - R & B B D (cont.) RECOMMND

NOTE: The project gross/net acreage is _____ acres.

90.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Section 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 Winchester Road (SR-79), Sparkman Way, Sky Canyon Drive, and Borel Road.
- (2) Streetlights.
- (3) Traffic signals located per 90.TRANS.1 condition.
- (4) Street sweeping.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: November 6, 2006

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Vasquez)
PD Trails – J. Jolliffe
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
Commissioner Petty
Supervisor Stone
EDA – County Airports

ALUC – J. Guerin
County Sheriff's Dept.
County Waste Management
Riverside Transit Agency
French Valley Airports
City of Temecula
Temecula Valley Unified School Dist.
Eastern Municipal Water Dist.
Southern CA Edison
Southern CA Gas
Caltrans Div. of Aeronautics – Phil Crimmins
EIC
Pechanga Band of Indians

TENTATIVE PARCEL MAP NO. 35212 – EA41093 – Applicant: Pacific Pointe Partners – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office and Commercial Retail (CD:CO, CD:CR) – Location: Easterly of State Highway 79/Winchester Road, northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive. – 57 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center) - **REQUEST:** Schedule E subdivision of two lots into 23 commercial/retail lots with a minimum lot size of 1.4 acres. – APNs: 963-030-002, -003.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on November 30, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kenya Huezo**, Project Planner, at (951) 955-9075 or email at khuezo@RCTLMA.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

CHAIR June 15, 2010

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Kinika Hesterly, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, Ninth Floor
Riverside CA 92501

(HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1004FV06

Related File: PM35212 (Commercial/Industrial Parcel Map)

APN #: 963-030-002 and 963-030-003

Dear Ms. Hesterly:

On June 10, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 4-1 vote, found the above-referenced parcel map consistent with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP), subject to the following conditions.

CONDITIONS:

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area, including landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, composting operations, fly ash disposal, and landfills.

Airport Land Use Commission

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- (e) Children's schools, hospitals, nursing homes, and highly noise-sensitive outdoor uses, and within the portion of the site in Compatibility Zone B2, places of worship, day care centers, libraries, and aboveground bulk storage of 6,000 gallons or more of hazardous or flammable materials.

- SO 2. Prior to recordation of a final map, the landowner shall convey an avigation easement to French Valley Airport, which shall be recorded. Copies of the avigation easement, upon recordation, shall be forwarded to the Riverside County Planning Department and to the Riverside County Airport Land Use Commission.
3. The attached notice shall be provided to all potential purchasers and tenants.
4. Noise attenuation measures shall be incorporated into the office areas of future buildings located wholly or partially within Compatibility Zone B2 to ensure a minimum exterior-to-interior noise level reduction of 25 dB, so as to reduce interior noise levels from aircraft operations to 45 CNEL or below.
5. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Riverside County Ordinance No. 655, as applicable. Outdoor lighting plans shall be transmitted to the Riverside County Economic Development Agency – Aviation Division for review and comment.
6. Stormwater retention areas shall be designed so as to provide a maximum 48-hour detention period for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. No building permits for structures for human occupancy shall be issued prior to approval of a Plot Plan, Conditional Use Permit, or Public Use Permit. All plot plans and use permits proposing development of structures within the boundaries of this parcel map shall be subject to Airport Land Use Commission (ALUC) review. The first such Plot Plan or Use Permit shall be for an area at least ten (10) acres in size. In conjunction with the first plot plan or use permit (or multiple plot plans developed concurrently), the permittee shall identify and delineate on an exhibit an area of not less than 2.25 acres within the portion of the parcel map in Compatibility Zone D that would qualify as open land area in accordance with Section 4.2.4 of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan (unless such area has already been delineated on an Environmental Constraint Sheet (ECS) of the recorded parcel map, following approval of the ECS by the ALUC Director.)

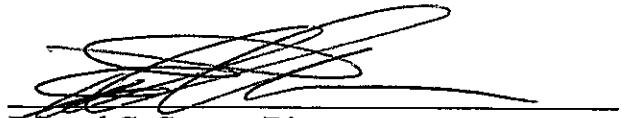
Airport Land Use Commission

This letter supersedes the Riverside County Airport Land Use Commission letter regarding this project dated June 5, 2007, which is of no further force or effect.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

JJGJG:bks

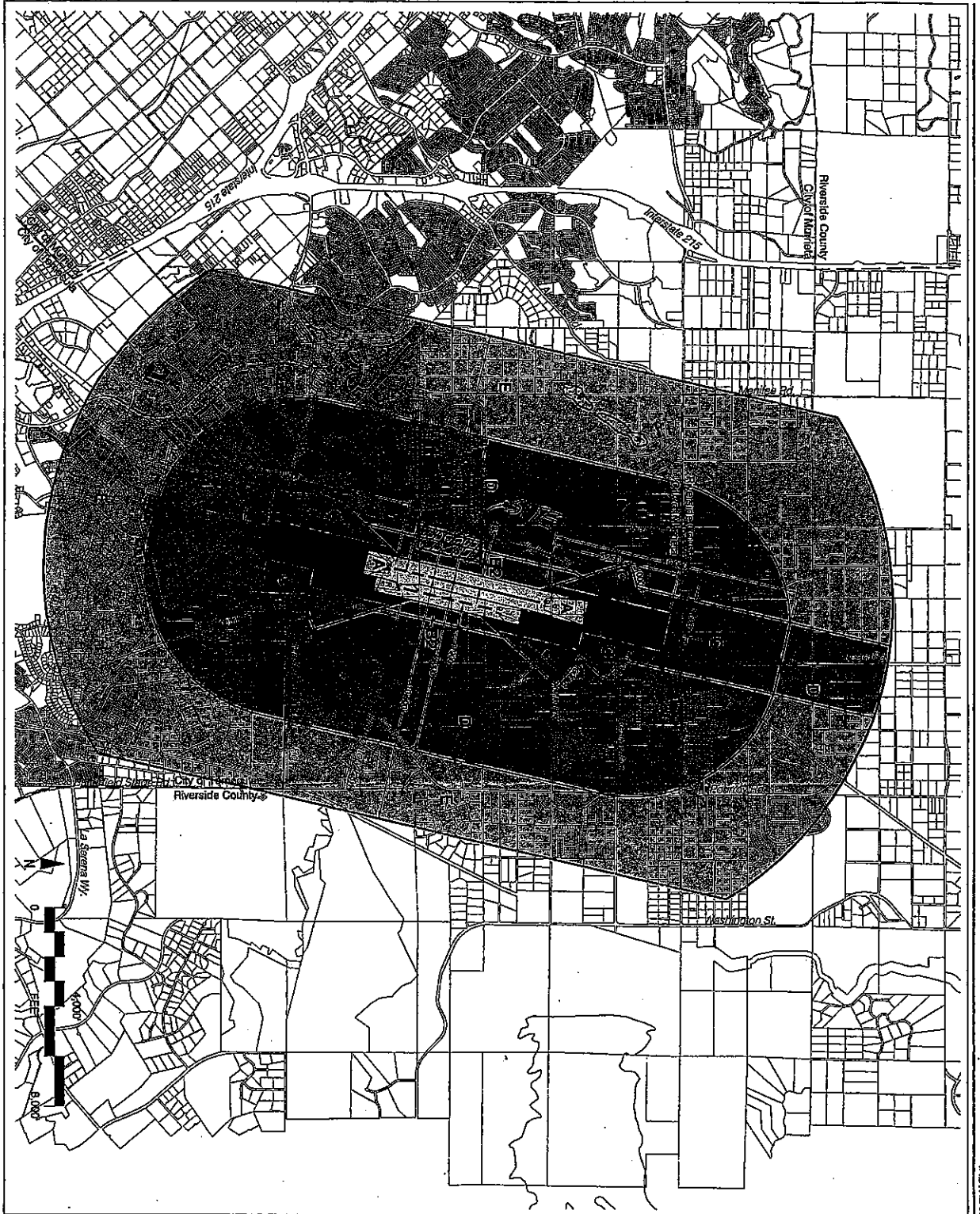
Attachment: Notice of Airport in Vicinity

cc: ALUC Staff
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1004FV062010Consistentltr.doc

NOTICE OF AIRPORT IN VICINITY

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



Legend

- Compatibility Zones**
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone
- Boundary Lines**
- Airport Property Line
- City Limits

Note

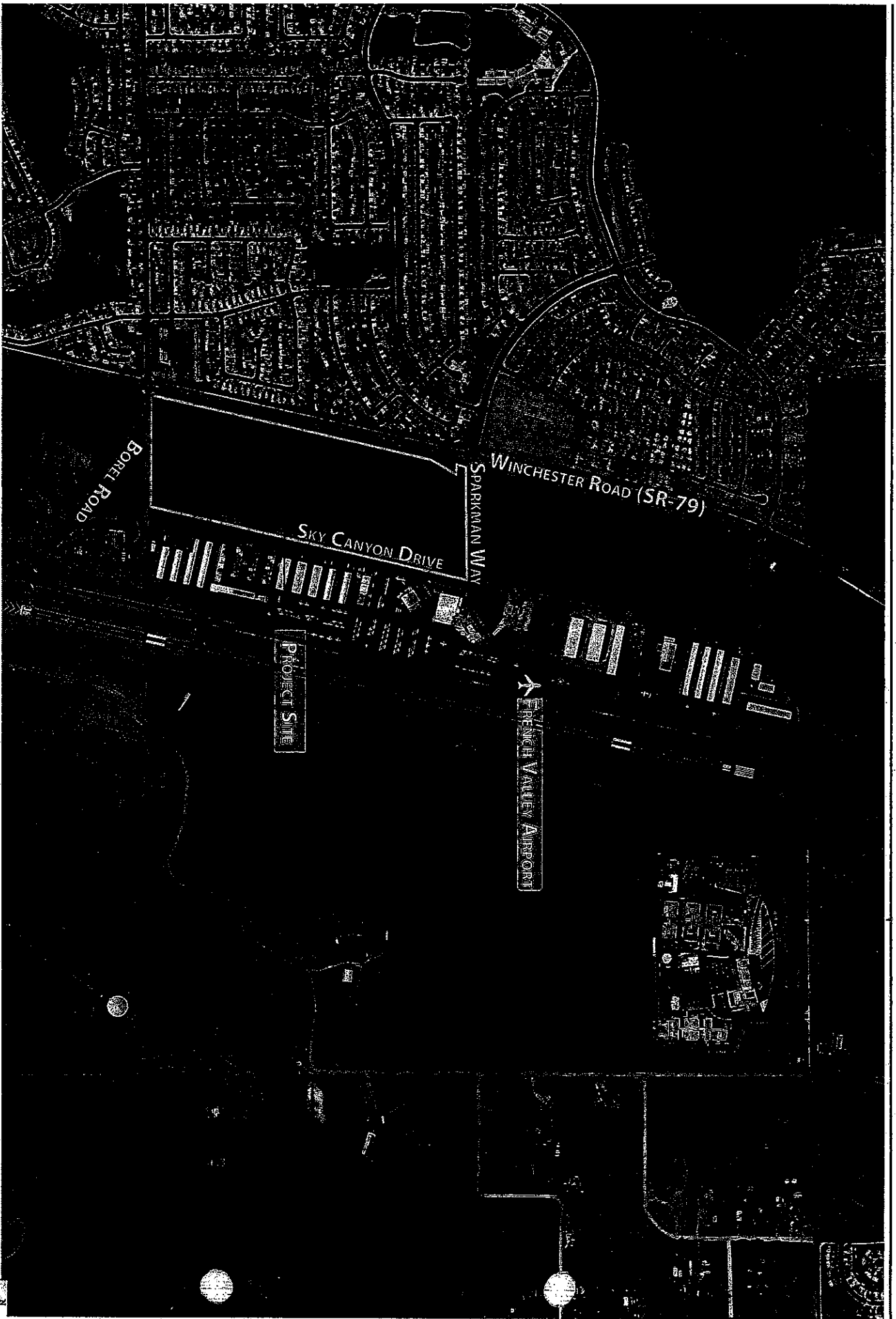
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (Adopted October 2007)

Compatibility Map
 French Valley Airport

Map FV-1



PROJECT SITE

FRENCH VALLEY AIRPORT

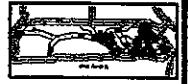
BOREL ROAD

SKY CANYON DRIVE

WINCHESTER ROAD (SR-79)

SPARKMAN WAY

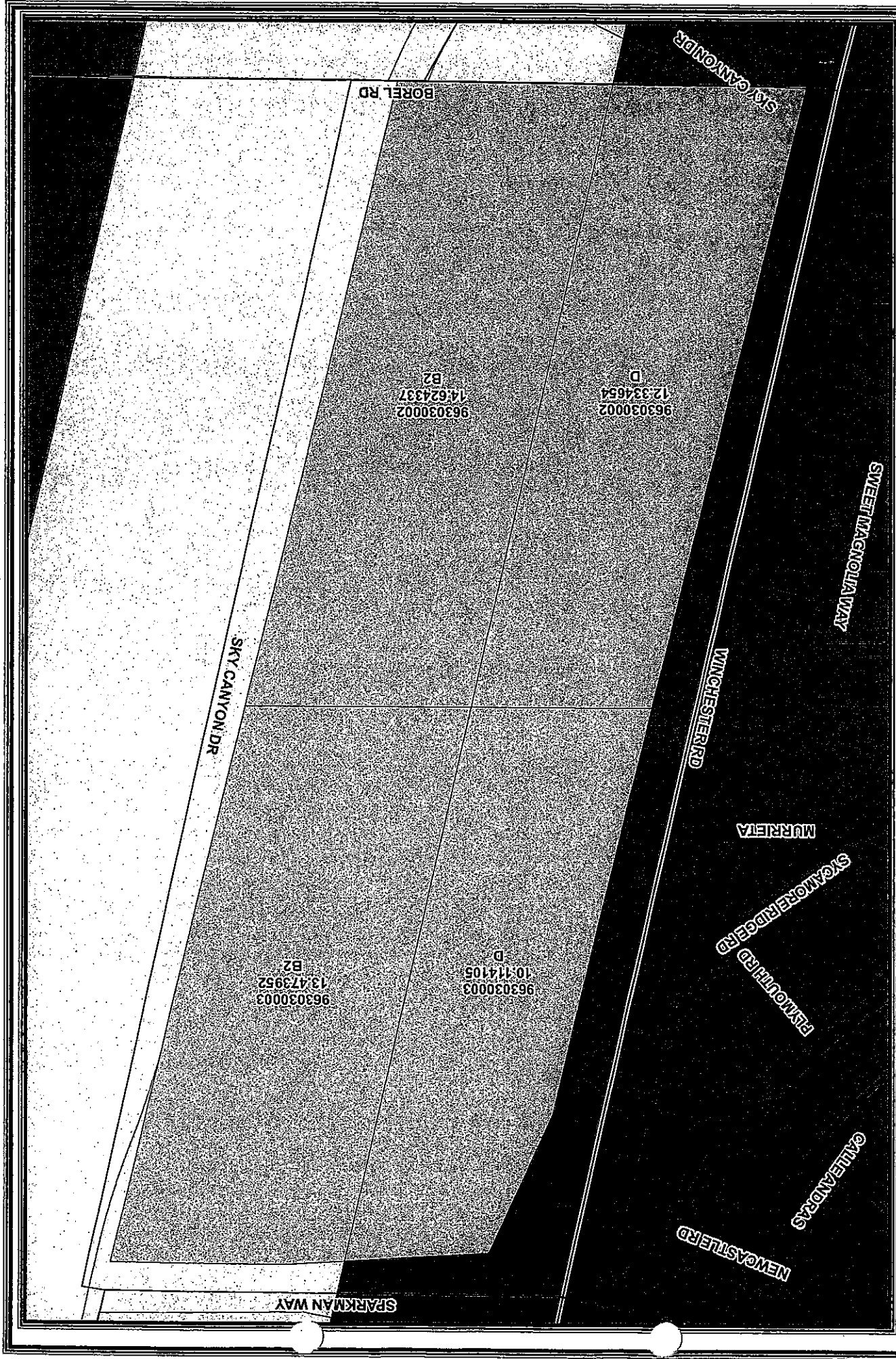




Scale: 1 inch = 250 feet

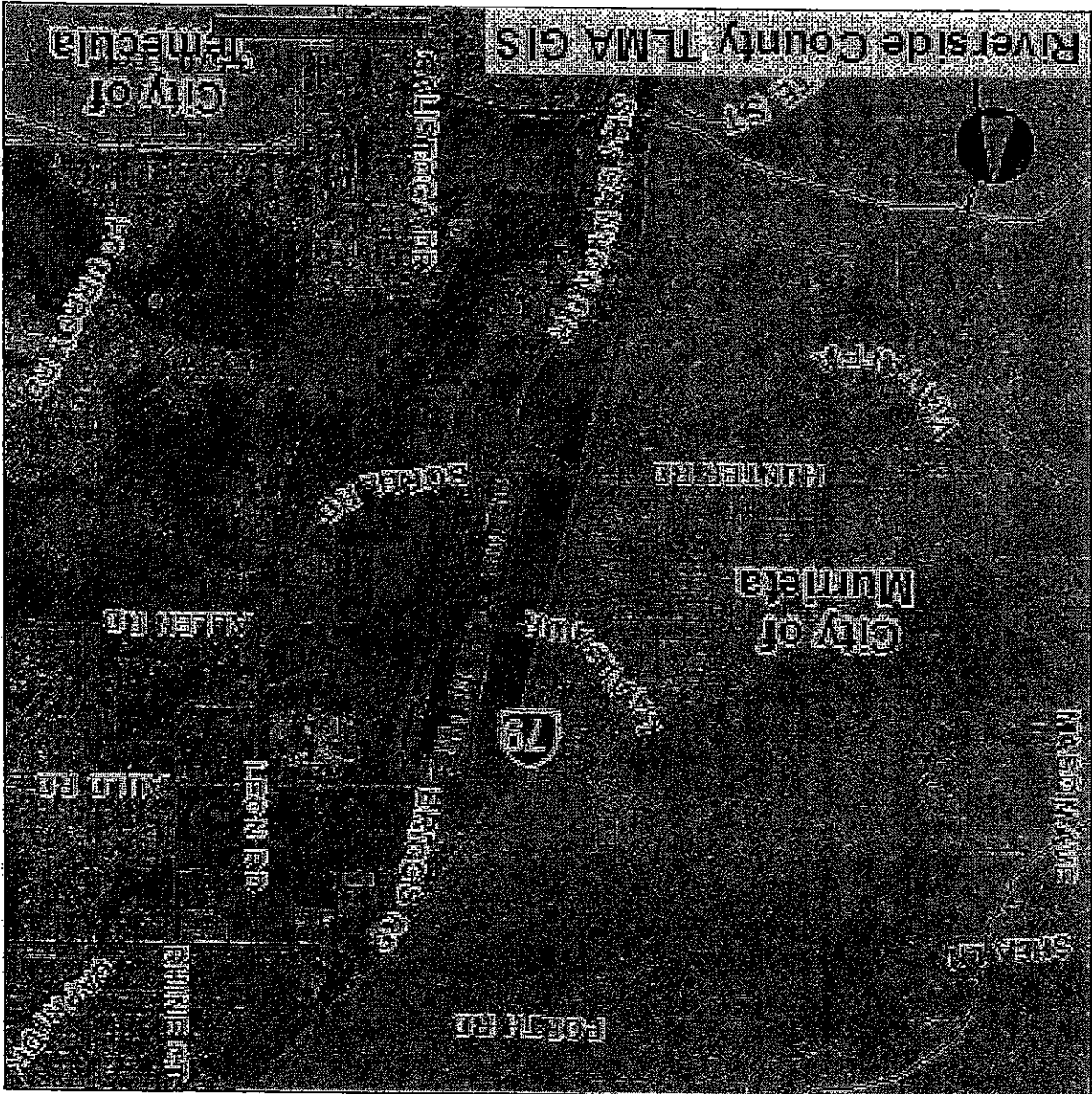
For Treatment Plant
Purpose Only

- ROADS CLASS
- Highway
- Highway Ramp
- Expressway
- Expressway Ramp
- Major Road
- Arterial Road
- Collector Road
- Residential Street
- Runways
- Runway Status
- EXISTING
- PROPOSED
- Parcel
- TLMA AIRPORT_COMPATIBLE
- ZONES
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- APPORTS



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.

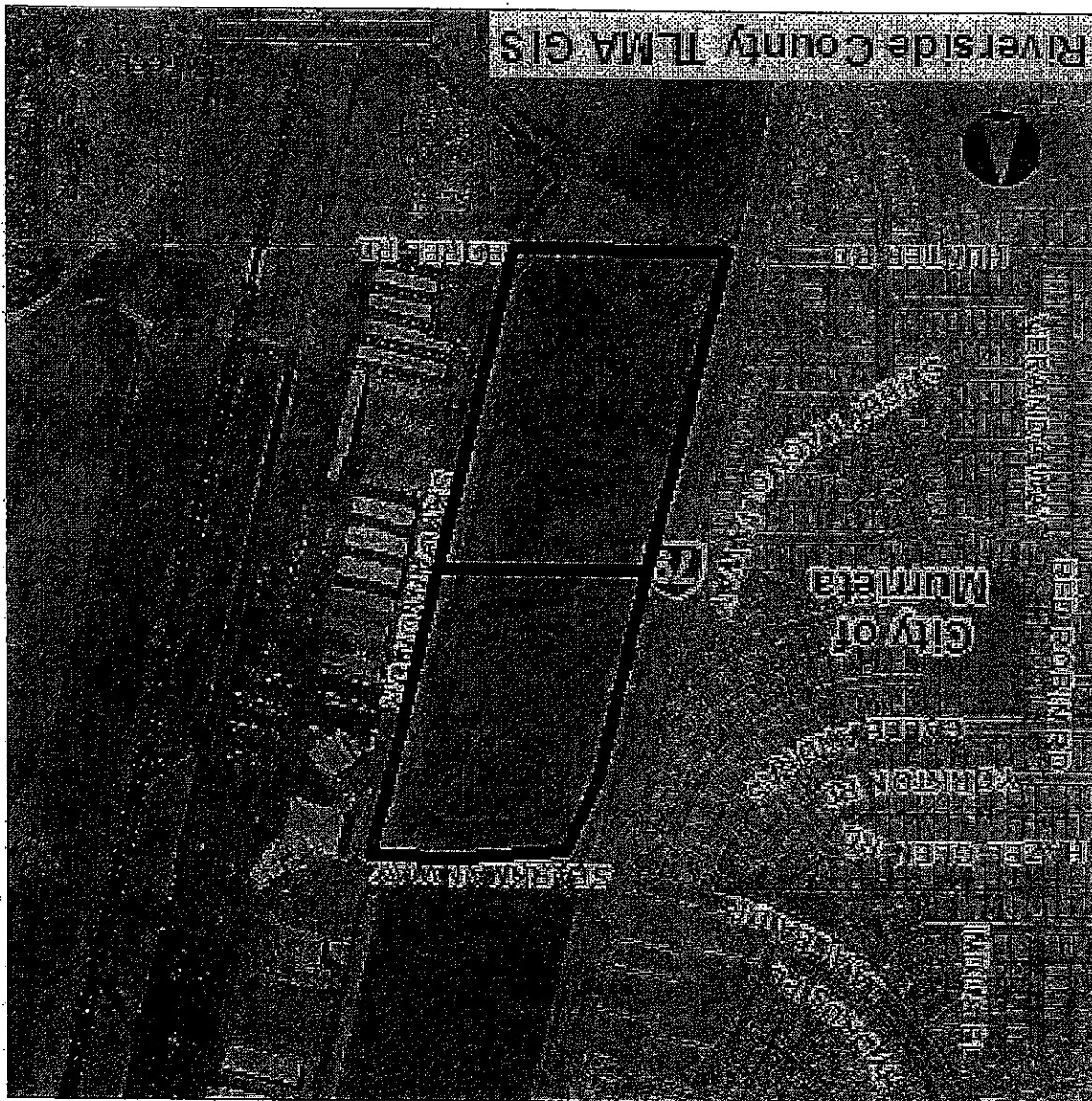
Selected parcel(s):
963-030-002 963-030-003



RIVERSIDE COUNTY GIS

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.

Selected parcel(s):
963-030-002 963-030-003



RIVERSIDE COUNTY GIS



SCALE 1"=40'

WINCHESTER ROAD (SR 79)

SKY CANYON DRIVE

CITY OF MARRIETTA

COUNTY OF RIVERSIDE

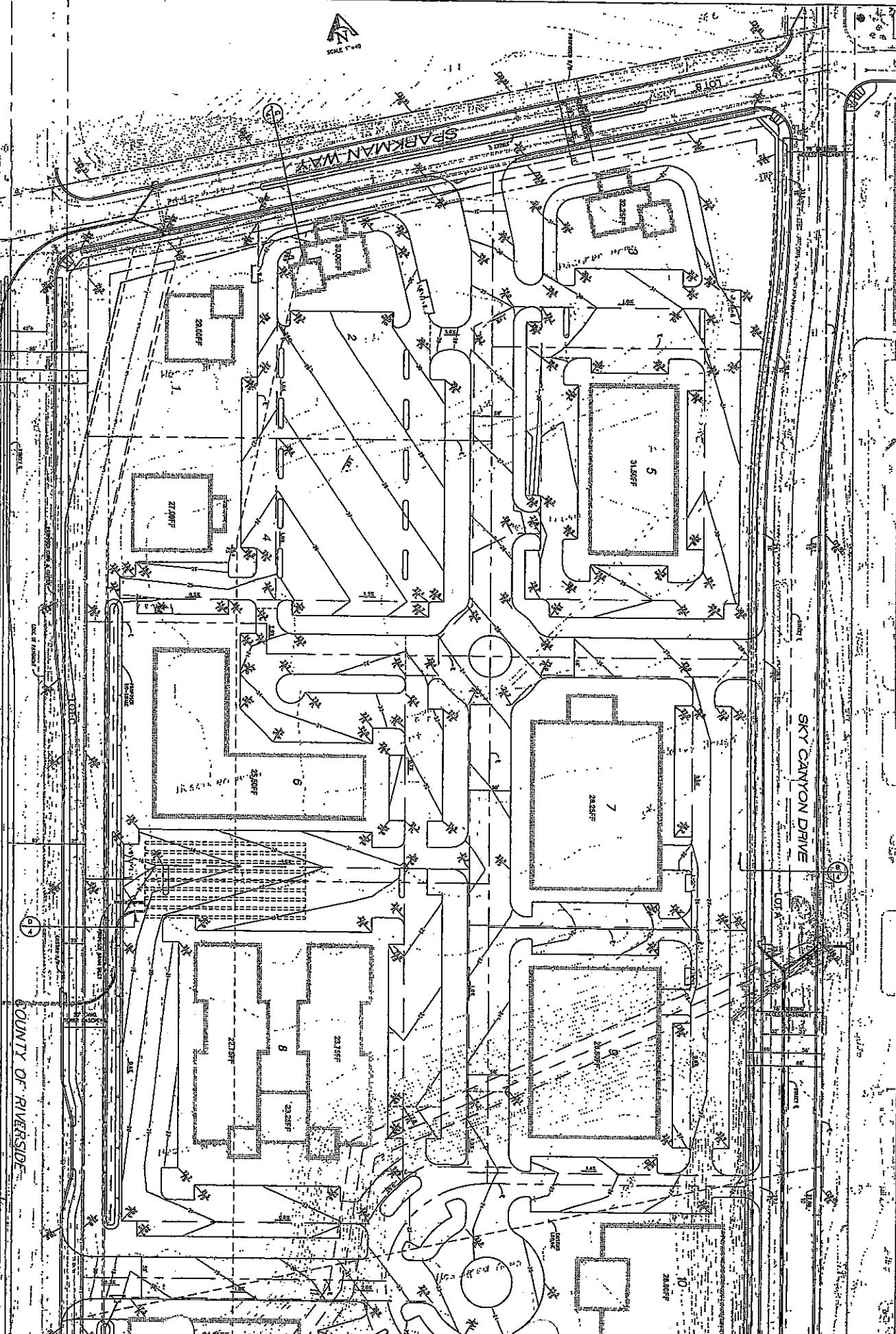


KCI CONSULTANTS, INC.
5010 Greenway, Suite 100
Marrissa, TX 75401
TEL: 972-371-1000
FAX: 972-371-1001

TENTATIVE PARCEL MAP 98212
CONCEPTUAL GRADING PLAN
FOR LOT 10, PARCELS 1-10
SECTION 10, TOWNSHIP 10N, RANGE 10E
MARRIETTA, TEXAS

DATE: 08/11/11
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
SCALE: 1"=40'

PROJECT NO. 111111
SHEET NO. 2
OF 4 SHEETS



MATCHLINE SEE SHEET THREE

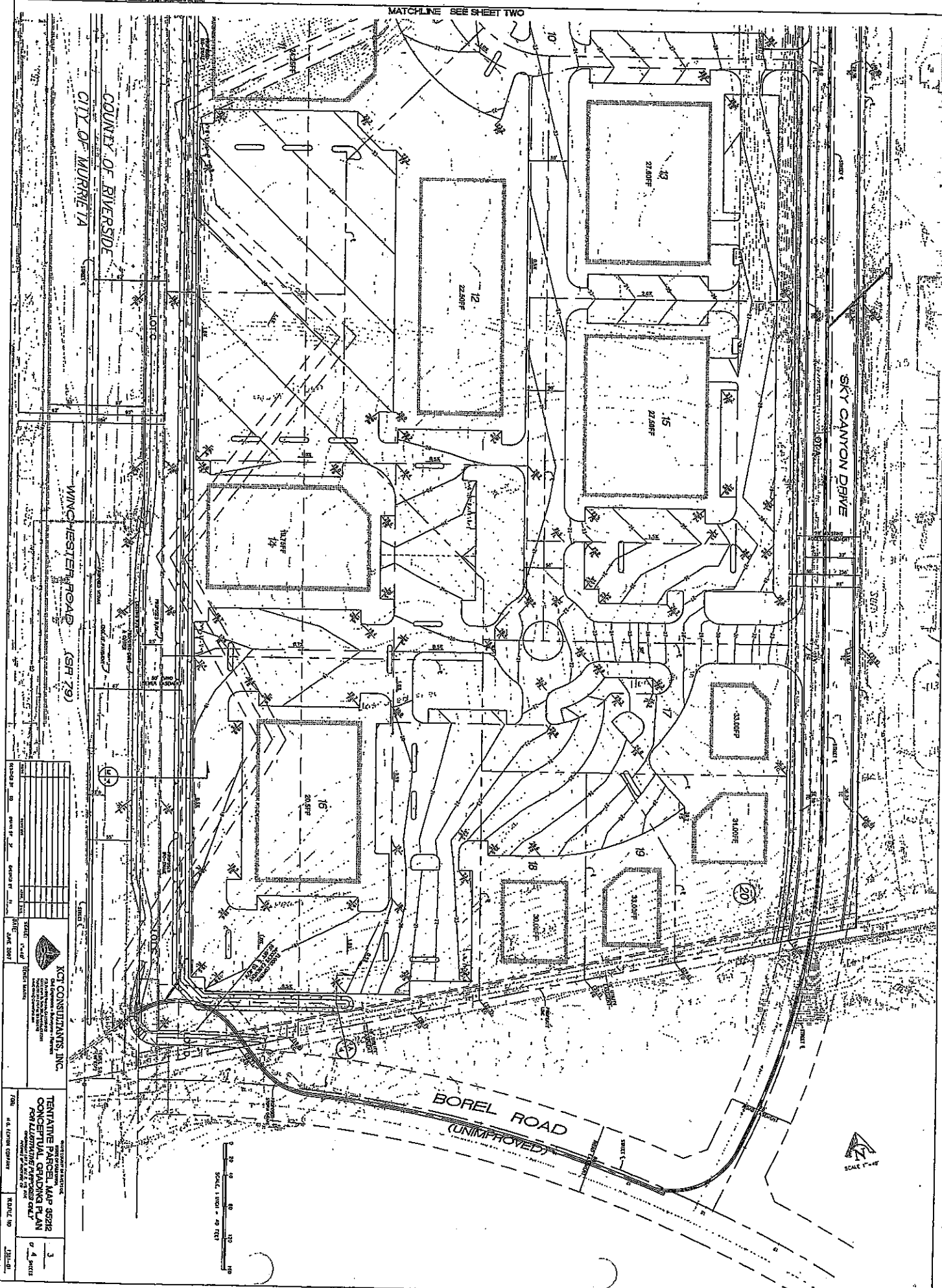
MATCHLINE SEE SHEET TWO

COUNTY OF RIVERSIDE
CITY OF MURRIETA

WINCHESTER ROAD (SR 79)

SKY CANYON DRIVE

BOREL ROAD
(UNIMPROVED)



KCT CONSULTANTS, INC.
 1000 W. GARDEN AVENUE, SUITE 100
 ANAHEIM, CALIFORNIA 92805
 TEL: 714/952-1100
 FAX: 714/952-1101
 WWW.KCTCONSULTANTS.COM

PREPARED BY: []
 CHECKED BY: []
 DATE: []

PROJECT: []
 SHEET NO: []

DATE: []

3
 4
 1

TENTATIVE PARCEL MAP 93212
 CONCEPTUAL GRADING PLAN
 1/2" = 1' (AS SHOWN)
 DATE: []

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



June 14, 2010

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Kinika Hesterly, Urban Regional Planner IV

County of Riverside Planning Department

4080 Lemon Street, Ninth Floor

Riverside CA 92501

(HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1035FV09

Related File: CZ07690 (Change of Zone/Ordinance Amendment) and SP00265S1
(Specific Plan No. 265, Substantial Conformance No. 1)

APN #: 963-030-002 and 963-030-003

Dear Ms. Hesterly:

On June 10, 2010, the Riverside County Airport Land Use Commission (ALUC), by a 4-1 vote, found the above-referenced amendment to the Specific Plan **CONSISTENT** with the 2007 French Valley Airport Land Use Compatibility Plan (FVALUCP).

The associated parcel map was considered as a separate ALUC case. A separate letter will be prepared regarding that project.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

JG:bks

Attachment: Notice of Airport in Vicinity

cc: ALUC Staff
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1035FV09.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

PM35212
SUBSTANTIAL CONFORMANCE REVIEW
Borel Airpark Center Specific Plan No. 265

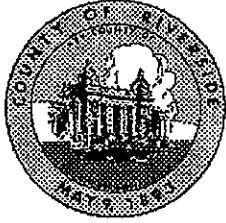
PROJECT INFORMATION

The project site for PM35212 is located within the Borel Airpark Center Specific Plan (SP No. 265) area. SP 265 applies two separate zones and land use designations to the project site. The central portion (Planning Area 11.1) of the site is zoned A-1-1. The Specific Plan identifies Office Park uses for Planning Area 11.1. The north (Planning Area 21.1) and south (Planning Area 21.2) portions of the site are zoned C-S-P. These areas are intended for Commercial uses in the Specific Plan.

The project proposes a change in zone for Planning Area 11.1 to allow for development with uses in accordance with Specific Plan 265. The applicant is also proposing a refinement to the uses allowed within the C-S-P zone for Planning Areas 21.1 and 21.2 to correspond to the uses expressed in Specific Plan 265.

Specifically, the applicant is requesting that the CO zone be applied to Planning Area 11.1, allowing offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health and exercise centers with specific restrictions to prohibit retail commercial uses. This zone as amended would allow the land uses called for in the Specific Plan and would therefore be in conformance with the approved Borel Airpark Specific Plan. For Planning Areas 21.1 and 21.2, the applicant is requesting that the existing zone for these Planning Areas (C-P-S) be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health clubs and exercise centers, as allowed in the approved Borel Airpark Center Specific Plan. This change in zone would result in uses in conformance with the approved Specific Plan.

MEMORANDUM



RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE

DATE: May 24, 2010
TO: Kinika Hesterly
Planning Department
FROM: Karin Watts-Bazan
Deputy County Counsel *Karin*
RE: SP Zoning Ordinance/Change of Zone No. 7690

I have made the requested changes to the above-referenced ordinance and enclose the same with the requested changes. If you have any questions, please do not hesitate to contact us.

cc: Damien Meins
Larry Ross

1 and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section
2 11.2.b. of Ordinance No. 348 shall also include telephone exchanges and switching equipment, post
3 offices, fire and police stations, water and gas company service facilities, parcel delivery services, and
4 golf courses and driving ranges.

5 (2) The development standards for those portions of Planning Area 1.0 of Specific Plan
6 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
7 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the
8 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the
9 following:

10 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
11 minimum average width of seventy-five feet (75').

12 The development standards for those portions of Planning Area 1.0 of Specific Plan
13 No. 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same
14 as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the
15 development standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the
16 following:

17 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot
18 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

19 Upon expiration of the Williamson Act contract and total diminishment of the
20 agricultural preserve within Planning Area 1.0 of Specific Plan No. 265, all development standards
21 for Planning Area 1.0 shall be the same as those standards identified in Article XI, Section 11.4 of
22 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall
23 be deleted and replaced by the following:

24 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
25 minimum average width of seventy-five feet (75').

26 (3) Except as provided above, all other zoning requirements for those portions of
27 Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson
28 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.

1 Except as provided above, all other zoning requirements for those portions of Planning Area 1.0 of
2 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall
3 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration
4 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning
5 Area 1.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those
6 requirements identified in Article XI of Ordinance No. 348.

7 b. Planning Area 2.0.

8 (1) The uses permitted in those portions Planning Area 2.0 of Specific Plan No. 265 not
9 within an agricultural preserve or under a Williamson Act contract shall be the same as those uses
10 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to
11 Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1., 2., 7. and 8.; i) 1.
12 and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 2. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)
13 and y); Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and Section
14 11.2.e. shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of
15 Ordinance 348 shall also include aircraft taxiways, telephone exchanges and switching equipment,
16 post offices, fire and police stations, water and gas company service facilities, parcel delivery
17 services, and golf courses and driving ranges. The uses permitted in those portions of Planning Area
18 2.0 of Specific Plan No. 265 that are within an agricultural preserve or under a Williamson Act
19 contract shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.
20 Upon expiration of the Williamson Act contract and total diminishment of the agricultural preserve
21 within Planning Area 2.0 of Specific Plan No. 265, all uses permitted in Planning Area 2.0 shall be
22 the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
23 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and
24 5.; h) 1., 2., 7. and 8.; i) 1. and 2.; k) 2., 4., 5., 6., 7. and 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i),
25 k), l), o), s), t), u), v), w), x) and y); Section 11.2.c. 2., 3., 6., 7., 8., 9., 10., 11., 13., 14., 15., 16. and
26 17.; and Section 11.2.e. shall not be permitted. In addition, the permitted uses identified under
27 Section 11.2.b. of Ordinance No. 348 shall also include aircraft taxiways, telephone exchanges and
28 switching equipment, post offices, fire and police stations, water and gas company service facilities,

1 parcel delivery services, and golf courses and driving range.

2 (2) The development standards for those portions of Planning Area 2.0 of Specific Plan
3 No. 265 not within an agricultural preserve or under Williamson Act contract shall be the same as
4 those standards identified in Article XI, Section 11.4 of Ordinance No. 348 except that the
5 development standard set forth in Article XI, Section 11.4.a. shall be deleted and replaced by the
6 following:

7 A. The minimum lot size shall be twenty thousand (20,000) square feet with a
8 minimum average width of seventy-five feet (75').

9 The development standards for those portions of Planning Area 2.0 of Specific Plan
10 No. 265 that are within an agricultural preserve or under the Williamson Act contract shall be the
11 same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the
12 development standards set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the
13 following:

14 AA. Lot size shall not be less than ten (10) acres, with a minimum average lot
15 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

16 Upon expiration of the Williamson Act contract and total diminishment of the
17 agricultural preserve within Planning Area 2.0 of Specific Plan No. 265, all development standards
18 for Planning Area 2.0 shall be the same as those standards identified in Article XI, Section 11.4 of
19 Ordinance No. 348 except that the development standard set forth in Article XI, Section 11.4.a. shall
20 be deleted and replaced by the following:

21 AAA. The minimum lot size shall be twenty thousand (20,000) square feet with a
22 minimum average width of seventy-five feet (75').

23 (3) Except as provided above, all other zoning requirements for those portions of
24 Planning Area 2.0 of Specific Plan No. 265 not within an agricultural preserve or under Williamson
25 Act contract shall be the same as those requirements identified in Article XI of Ordinance No. 348.
26 Except as provided above, all other zoning requirements for those portions of Planning Area 2.0 of
27 Specific Plan No. 265 that are within an agricultural preserve or under Williamson Act contract shall
28 be the same as those requirements identified in Article XIII of Ordinance No. 348. Upon expiration

1 of the Williamson Act contract and total diminishment of the agricultural preserve within Planning
2 Area 2.0 of Specific Plan No. 265, all other zoning requirements shall be the same as those
3 requirements identified in Article XI of Ordinance No. 348.

4 c. Planning Areas 3.0, 4.0 and 5.0.

5 (1) The uses permitted in Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No. 265 shall
6 be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the
7 uses permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and
8 5.; h) 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l),
9 o), s), t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) and (17); and Section 11.2.e. shall not be
10 permitted.

11 (2) The development standards for Planning Areas 3.0, 4.0 and 5.0 of Specific Plan No.
12 265 shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements in Article XI of Ordinance No. 348.

15 d. Planning Areas 6.0 and 6.1.

16 (1) The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan
17 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
18 those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted
19 pursuant to section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h) 1.,
20 through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s), t),
21 u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be
22 permitted. The uses permitted in those portions of Planning Areas 6.0 and 6.1 of Specific Plan No.
23 265 that are within an agricultural preserve or under a Williamson Act contract shall be the same as
24 those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the
25 Williamson Act contract and total diminishment of the agricultural preserve within Planning Areas
26 6.0 and 6.1 of Specific Plan No. 265, all uses permitted in Planning areas 6.0 and 6.1 shall be the
27 same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses
28 permitted pursuant to Section 11.2.b. (1) c) 1. through 4. and 6.; d) 1. through 4.; f) 1.; g) 1. and 5.; h)

1 1. through 9.; i) 1., 2. and 5.; k) 1. through 8.; m) 1., 4. and 9.; Section 11.2.b. (2), c), i), k), l), o), s),
2 t), u), v), w), x) and y); Section 11.2.c. (2), (3), (6) through (17); and Section 11.2.e. shall not be
3 permitted.

4 (2) The development standards for those portions of Planning areas 6.0 and 6.1 of
5 Specific Plan No. 265 not within an agricultural preserve or under Williamson Act contract shall be
6 the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348. The
7 development standards for those portions of Planning areas 6.0 and 6.1 of Specific Plan No. 265 that
8 are within an agricultural preserve or under a Williamson Act contract shall be the same as those
9 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development
10 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

11 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
12 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

13 Upon expiration of the Williamson Act contract and total diminishment of the
14 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all development
15 standards for Planning Areas 6.0 and 6.1 shall be the same as those standards identified in Article XI,
16 Section 11.4 of Ordinance No. 348.

17 (3) Except as provided above, all other zoning requirements for those portions of
18 Planning Areas 6.0 and 6.1 of Specific Plan No. 265 not within and agricultural preserve or under
19 Williamson Act contract shall be the same as those requirements identified in Article XI of Ordinance
20 No. 348. Except as provided above, all other zoning requirements for those portions of Planning
21 Areas 6.0 and 6.1 of Specific Plan No. 265 that are within an agricultural preserve or under
22 Williamson Act contract shall be the same as those requirements identified in Article XIII of
23 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
24 agricultural preserve within Planning Areas 6.0 and 6.1 of Specific Plan No. 265, all other zoning
25 requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

26 e. Planning Areas 6.2, 10.0, 20.0 and 33.0.

27 (1) The uses permitted in Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific Plan No.
28 265 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

1 (2) The development standards for Planning Areas 6.2, 10.0, 20.0 and 33.0 of Specific
2 Plan No. 265 shall be the same as those standards identified in Article XIII, Section 13.2 of
3 Ordinance No. 348 except that the development standard set forth in Article XIII, Section 13.2.a.
4 shall be deleted and replaced by the following:

5 A. Lot size shall not be less than ten (10) acres, with a minimum average lot width of
6 two hundred feet (200') and a minimum average lot depth of five hundred feet (500').

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article XIII of Ordinance No. 348.

9 f. Planning Areas 11.0 and 11.2.

10 (1) The uses permitted in Planning Areas 11.0 and 11.2 of Specific Plan No. 265 shall be
11 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
12 uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12), (13), (16), (18), (20), (21), (25), (26),
13 (27), (31), (32), (34), (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52), (53), (58), (62), (64),
14 (65), (67), (68), (70), (76), (77), (78), (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96), (97),
15 (98) and (101) and b.(1) through (6), (8), (10), (11), (13) through (20), (22) and (23) shall not be
16 permitted.

17 (2) The development standards for Planning Areas 11.0 and 11.2 of Specific Plan No. 265
18 shall be the same as those standards identified in Article IXb Section 9.53 of Ordinance No. 348
19 except that the development standards set forth in Article IXb, Section 9.53.b. shall be deleted and
20 replaced by the following:

21 A. Where the front, side or rear yard adjoins a street, the minimum setback shall
22 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot
23 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use,
24 the minimum setback shall be twenty-five feet (25') from the property line. Where the front,
25 side, or rear yard adjoins a lot with zoning classification other than R-R, R-1, R-A, R-2, R-3,
26 R-4, R-6, R-T, R-T-R, W-2-M, or SP with a residential use, there is no minimum setback.

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article IXb of Ordinance No. 348.

1 g. Planning Area 11.1.

2 (1) The uses permitted in Planning Area 11.1 of Specific Plan No. 265 shall be the same
3 as those uses permitted in Article IXd, Section 9.72 of Ordinance No. 348 except that the uses
4 permitted pursuant to Section 9.72.a.(2), (9) and (10) and Section 9.72.b. (4) shall not be permitted.
5 In addition, the permitted uses identified under Section 9.72.a. shall include laboratories including
6 film, dental, medical, research or testing.

7 (2) The development standards for Planning Area 11.1 of Specific Plan No. 265 shall be
8 the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348, except that
9 the development standards set forth in Article IXd, Section 9.73.b. shall be deleted and replaced by
10 the following:

11 A. Where the front, side or rear yard adjoins a street, the minimum setback shall
12 be twenty-five (25') from the property line. Where the front, side or rear yard adjoins a lot
13 zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, W-2, W-2-M, or SP with a residential
14 zone, the minimum setback shall be twenty-five feet (25') from the property line. Where the
15 front, side, or rear yard adjoins a lot zoned other than R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T,
16 R-T-R, W-2, W-2-M, or SP with a residential zone, there is no minimum setback.

17 (3) Except as provided above, all other zoning requirements shall be the same as those
18 requirements identified in Article IXd of Ordinance No. 348.

19 h. Planning Areas 21.0 and 22.0.

20 (1) The uses permitted in those portions of Planning areas 21.0 and 22.0 of Specific Plan
21 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
22 those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348. The uses permitted in those
23 portions of Planning Areas 21.0 and 22.0 that are within an agricultural preserve or under a
24 Williamson Act contract shall be the same as those uses permitted in Article XIII, Section 13.1 of
25 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
26 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all uses permitted
27 in Planning Areas 21.0 and 22.0 shall be the same as those uses permitted in Article IXb, Section 9.50
28 of Ordinance No. 348.

1 (2) The development standards for those portions of Planning Areas 21.0 and 22.0 of
2 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be
3 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. The
4 development standards for those portions of Planning Areas 21.0 and 22.0 of Specific Plan No. 265
5 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those
6 standards identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development
7 standard set forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

8 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
9 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

10 Upon expiration of the Williamson Act contract and total diminishment of the
11 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all development
12 standards for Planning Areas 21.0 and 22.0 shall be the same as those standards identified in Article
13 IXb, Section 9.53 of Ordinance No. 348.

14 (3) Except as provided above, all other zoning requirements for those portions of
15 Planning Areas 21.0 and 22.0 of Specific Plan No. 265 not within and agricultural preserve or under
16 Williamson Act contract shall be the same as those requirements identified in Article IXb of
17 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of
18 Planning Areas 21.0 and 22.0 of Specific Plan No. 265 that are within an agricultural preserve or
19 under Williamson Act contract shall be the same as those requirements identified in Article XIII of
20 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
21 agricultural preserve within Planning Areas 21.0 and 22.0 of Specific Plan No. 265, all other zoning
22 requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

23 i. Planning Areas 21.1 and 21.2.

24 (1) The uses permitted in Planning Areas 21.1 and 21.2 of Specific Plan No. 265 shall be
25 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
26 uses permitted pursuant to Section 9.50.a (100) and (102) shall not be permitted. In addition, the
27 permitted uses identified under Section 9.50.a. of Ordinance No. 348 shall also include offices,
28 including business, law, medical, dental, chiropractic, architectural, engineering, community

1 planning, and real estate. In addition, the permitted uses identified under Section 9.50.b. of
2 Ordinance No. 348 shall include health and exercise centers, provided all facilities are located within
3 an enclosed building.

4 (2) The development standards for those portions of Planning Areas 21.1 and 21.2 of
5 Specific Plan No. 265 shall be the same as those standards identified in Article IXb, Section 9.53 of
6 Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements for Planning Areas 21.1 and
8 21.2 of Specific Plan No. 265 shall be the same as those requirements identified in Article IXb of
9 Ordinance No. 348.

10 j. Planning Areas 31.0 and 32.0.

11 (1) The uses permitted in those portions of Planning Areas 31.0 and 32.0 of Specific Plan
12 No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as
13 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
14 permitted pursuant to Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses
15 identified under Section 8.100.a. shall also include natural open space and trails. The uses permitted
16 in those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within an
17 agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in
18 Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the Williamson Act contract and
19 total diminishment of the agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan
20 No. 265, all uses permitted in Planning Areas 31.0 and 32.0 shall be the same as those uses permitted
21 in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
22 Section 8.100.a. and b. shall not be permitted. In addition, the permitted uses identified under Section
23 8.100.a. shall also include natural open space and trails.

24 (2) The development standards for those portions of Planning Areas 31.0 and 32.0 of
25 Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be
26 the same as those standards identified in Article VIIIe of Ordinance No. 348. The development
27 standards for those portions of Planning Areas 31.0 and 32.0 of Specific Plan No. 265 that are within
28 an agricultural preserve or under a Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348 except that the development standard set
2 forth in Article XIII, Section 13.2.a. shall be deleted and replaced by the following:

3 A. Lot size shall not be less than ten (10) acres, with a minimum average lot
4 width of two hundred feet (200') and minimum average lot depth of five hundred feet (500').

5 Upon expiration of the Williamson Act contract and total diminishment of the
6 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all development
7 standards for Planning Areas 31.0 and 32.0 shall be the same as those standards identified in Article
8 VIIIe of Ordinance No. 348.

9 (3) Except as provide above, all other zoning requirements for those portions of Planning
10 Areas 31.0 and 32.0 of Specific Plan No. 265 not within an agricultural preserve or under a
11 Williamson Act contract shall be the same as those requirements identified in Article VIIIe of
12 Ordinance No. 348. Except as provided above, all other zoning requirements for those portions of
13 Planning areas 31.0 and 32.0 of Specific Plan No. 265 that are within an agricultural preserve or
14 under Williamson Act contract shall be the same as those requirements identified in Article XIII of
15 Ordinance No. 348. Upon expiration of the Williamson Act contract and total diminishment of the
16 agricultural preserve within Planning Areas 31.0 and 32.0 of Specific Plan No. 265, all other zoning
17 requirements shall be the same as those requirements identified in Article VIIIe of Ordinance No.
18 348.

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Section 2. This Ordinance shall take effect 30 days after its date of adoption.

BOARD OF SUPERVISORS OF THE COUNTY
OF RIVERSIDE, STATE OF CALIFORNIA

By: _____
Chairman

ATTEST:

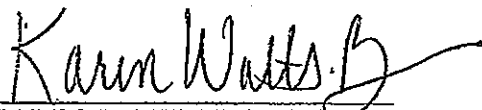
CLERK OF THE BOARD:

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM:

May 24, 2010

By: 
KARIN WATTS-BAZAN
Deputy County Counsel

1 and 6.1 of Specific Plan No. 265, all development standards for
2 Planning Areas 6.0 and 6.1 shall be the same as those standards
3 identified in Article XI, Section 11.4 of Ordinance No. 348.

4 (3) Except as provided above, all other zoning requirements
5 for those portions of Planning Areas 6.0 and 6.1 of Specific Plan
6 No. 265 not within an agricultural preserve or under Williamson Act
7 contract shall be the same as those requirements identified in
8 Article XI of Ordinance No. 348. Except as provided above, all
9 other zoning requirements for those portions of Planning Areas 6.0
10 and 6.1 of Specific Plan No. 265 that are within an agricultural
11 preserve or under Williamson Act contract shall be the same as
12 those requirements identified in Article XIII of Ordinance No. 348.
13 Upon expiration of the Williamson Act contract and total
14 diminishment of the agricultural preserve within Planning Areas 6.0
15 and 6.1 of Specific Plan No. 265, all other zoning requirements
16 shall be the same as those requirements identified in Article XI of
17 Ordinance No. 348.

18 e. . Planning Areas 6.2, 10.0, 11.1, 20.0 and 33.0.

19 (1) The uses permitted in Planning Areas 6.2, 10.0, 11.1,
20 20.0 and 33.0 of Specific Plan No. 265 shall be the same as those
21 uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

22 (2) The development standards for Planning Areas 6.2, 10.0,
23 11.1, 20.0 and 33.0 shall be the same as those standards identified
24 in Article XIII, Section 13.2 of Ordinance No. 348 except that the
25 development standard set forth in Article XIII, Section 13.2.a.
26 shall be deleted and replaced by the following:

27 A. Lot size shall not be less than ten (10) acres, with
28 a minimum average lot width of two hundred feet (200') and a

1 minimum average lot depth of five hundred feet (500').

2 (3) Except as provided above, all other zoning requirements
3 shall be the same as those requirements identified in Article XIII
4 of Ordinance No. 348.

5 f. Planning Areas 11.0 and 11.2.

6 (1) The uses permitted in Planning Areas 11.0 and 11.2 of
7 Specific Plan No. 265 shall be the same as those uses permitted in
8 Article IXb, Section 9.50 of Ordinance No. 348, except that the
9 uses permitted pursuant to Section 9.50.a. (2), (3), (6), (7), (12),
10 (13), (16), (18), (20), (21), (25), (26), (27), (31), (32), (34),
11 (35), (36), (38), (40), (42), (43), (45), (46), (47), (48), (52),
12 (53), (58), (62), (64), (65), (67), (68), (70), (76), (77), (78),
13 (79), (80), (83), (84), (86), (87), (89), (92), (93), (95), (96),
14 (97), (98) and (101) and b.(1) through (6), (8), (10), (11), (13)
15 through (20), (22) and (23) shall not be permitted.

16 (2) The development standards for Planning Areas 11.0 and
17 11.2 of Specific Plan No. 265 shall be the same as those standards
18 identified in Article IXb, Section 9.53 of Ordinance No. 348,
19 except that the development standard set forth in Article IXb,
20 Section 9.53.b. shall be deleted and replaced by the following:

21 A. Where the front, side or rear yard adjoins a street,
22 the minimum setback shall be twenty-five feet (25') from the
23 property line. Where the front, side, or rear yard adjoins a
24 lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R,
25 W-2-M, or SP with a residential use, the minimum setback shall
26 be twenty-five feet (25') from the property line. Where the
27 front, side or rear yard adjoins a lot with zoning
28 classification other than R-R, R-1, R-A, R-2, R-3, R-4, R-6,

1 R-T, R-T-R, W-2-M, or SP with a residential use, there is no
2 minimum setback.

3 (3) Except as provided above, all other zoning requirements
4 shall be the same as those requirements identified in Article IXb
5 of Ordinance No. 348.

6 g. Planning Areas 21.0, 21.1, 21.2 and 22.0.

7 (1) The uses permitted in those portions of Planning Areas
8 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within an
9 agricultural preserve or under a Williamson Act contract shall be
10 the same as those uses permitted in Article IXb, Section 9.50 of
11 Ordinance No. 348. The uses permitted in those portions of
12 Planning Areas 21.0, 21.1, 21.2 and 22.0 that are within an
13 agricultural preserve or under a Williamson Act contract shall be
14 the same as those uses permitted in Article XIII, Section 13.1 of
15 Ordinance No. 348. Upon expiration of the Williamson Act contract
16 and total diminishment of the agricultural preserve within Planning
17 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all uses
18 permitted in Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the
19 same as those uses permitted in Article IXb, Section 9.50 of
20 Ordinance No. 348.

21 (2) The development standards for those portions of Planning
22 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 not within
23 an agricultural preserve or under a Williamson Act contract shall
24 be the same as those standards identified in Article IXb, Section
25 9.53 of Ordinance No. 348. The development standards for those
26 portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific
27 Plan No. 265 that are within an agricultural preserve or under a
28 Williamson Act contract shall be the same as those standards

1 identified in Article XIII, Section 13.2 of Ordinance No. 348
2 except that the development standard set forth in Article XIII,
3 Section 13.2.a. shall be deleted and replaced by the following:

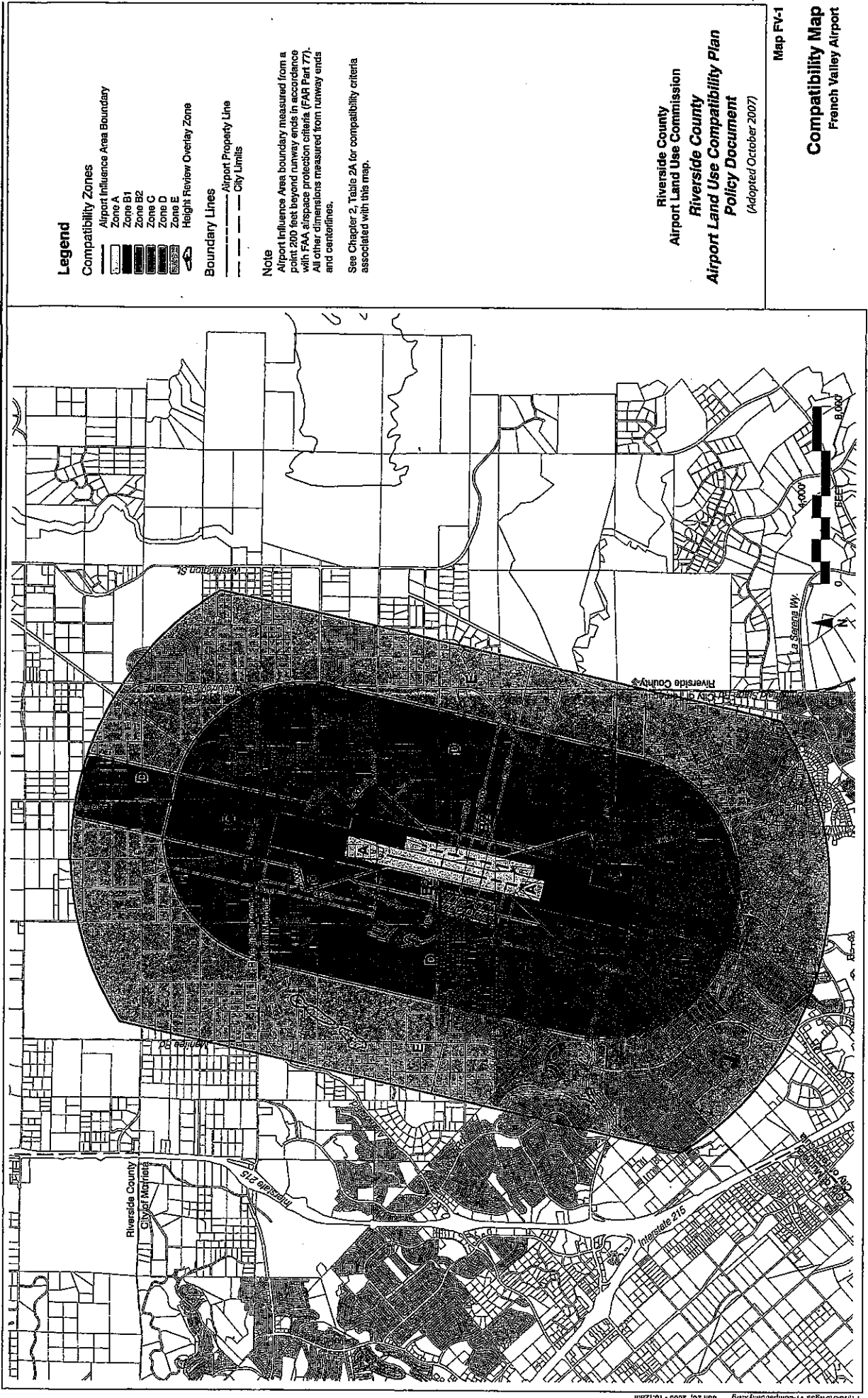
4 A. Lot size shall not be less than ten (10) acres, with
5 a minimum average lot width of two hundred feet (200') and a
6 minimum average lot depth of five hundred feet (500').

7 Upon expiration of the Williamson Act contract and total
8 diminishment of the agricultural preserve within Planning Areas
9 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265, all development
10 standards for Planning Areas 21.0, 21.1, 21.2 and 22.0 shall be the
11 same as those standards identified in Article IXb, Section 9.53 of
12 Ordinance No. 348.

13 (3) Except as provided above, all other zoning requirements
14 for those portions of Planning Areas 21.0, 21.1, 21.2 and 22.0 of
15 Specific Plan No. 265 not within an agricultural preserve or under
16 Williamson Act contract shall be the same as those requirements
17 identified in Article IXb of Ordinance No. 348. Except as provided
18 above, all other zoning requirements for those portions of Planning
19 Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265 that are
20 within an agricultural preserve or under Williamson Act contract
21 shall be the same as those requirements identified in Article XIII
22 of Ordinance No. 348. Upon expiration of the Williamson Act
23 contract and total diminishment of the agricultural preserve within
24 Planning Areas 21.0, 21.1, 21.2 and 22.0 of Specific Plan No. 265,
25 all other zoning requirements shall be the same as those
26 requirements identified in Article IXb of Ordinance No. 348.

27 h. Planning Areas 31.0 and 32.0.

28 (1) The uses permitted in those portions of Planning Areas



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

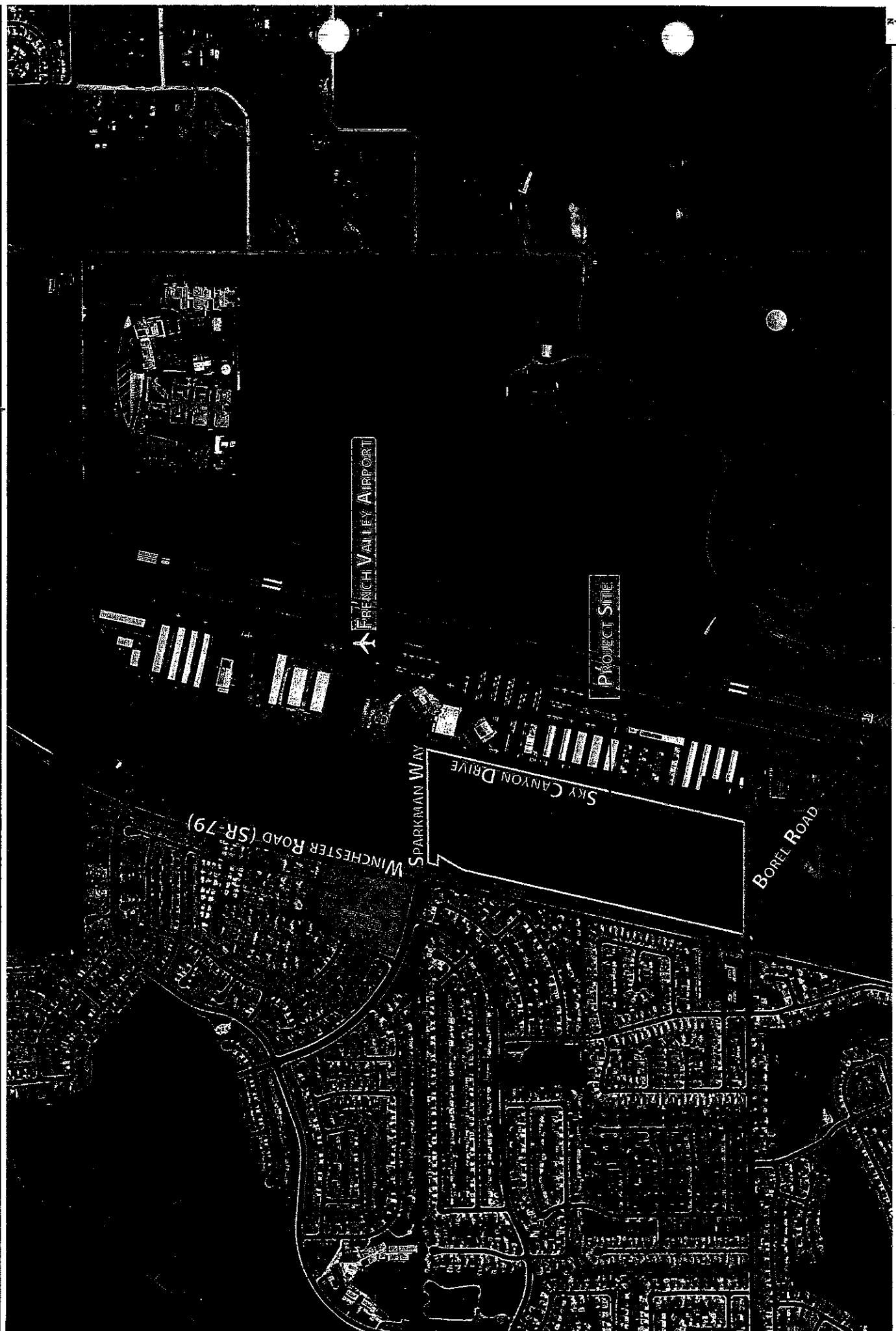
Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan**
 Policy Document
 (Adopted October 2007)

Map FV-1

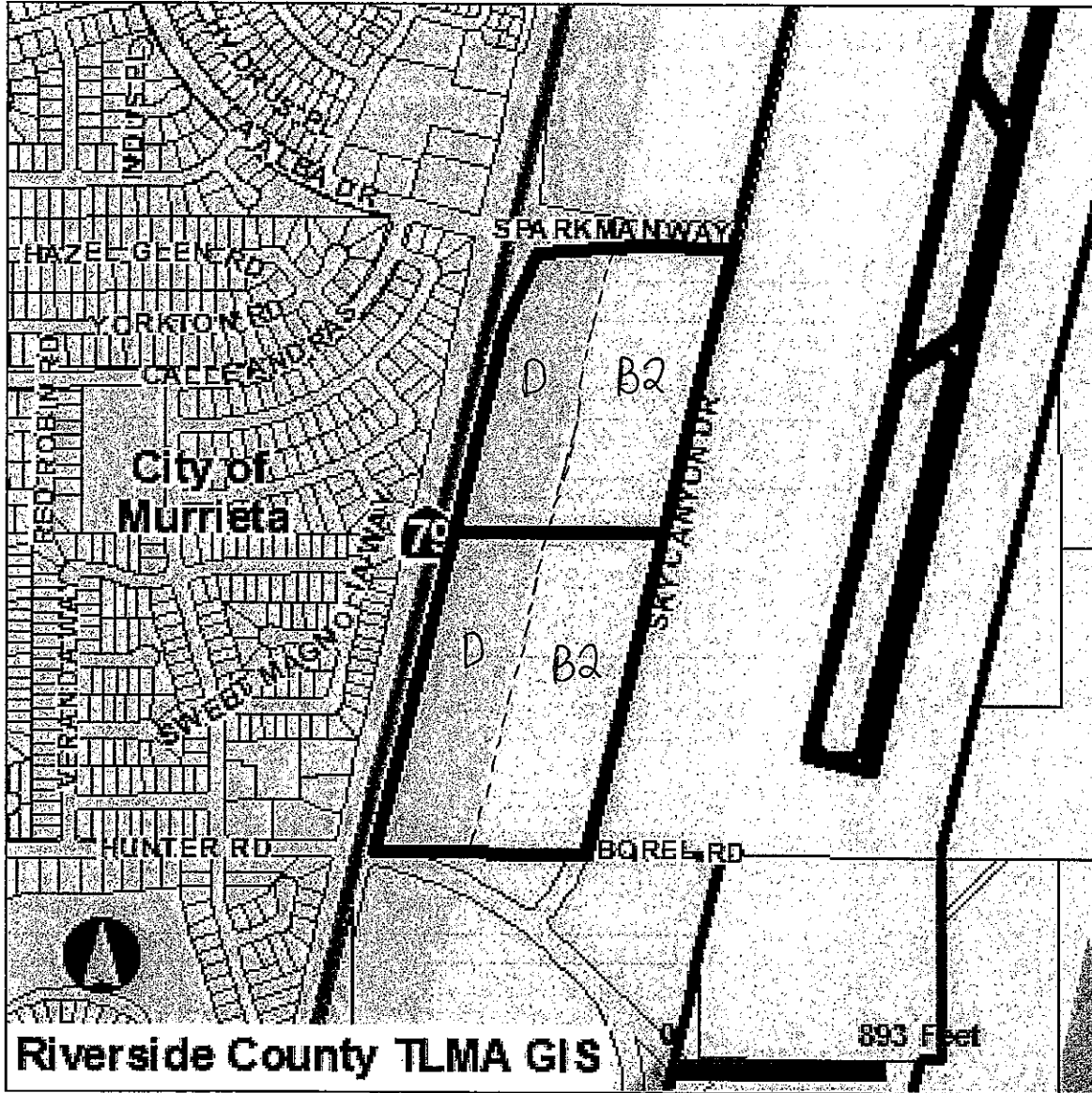
Compatibility Map
 French Valley Airport



PM35212
2007



RIVERSIDE COUNTY GIS



Selected parcel(s):
 963-030-002 963-030-003

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...Wed Dec 23 16:19:33 2009



French Valley
Land Use

SPARKMAN WAY

NEWCASTLE RD

CALLE ANDRAS

PLEASANT RD
SYCAMORE RIDGE RD

MURRIETA

WINCHESTER RD

SWEET MAGNOLIA WAY

SKY CANYON DR

963030003
10:114105
D

963030003
13:473952
B2

963030002
12:334654
D

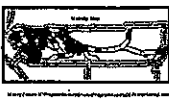
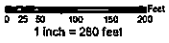
963030002
14:624337
B2

BOREL RD

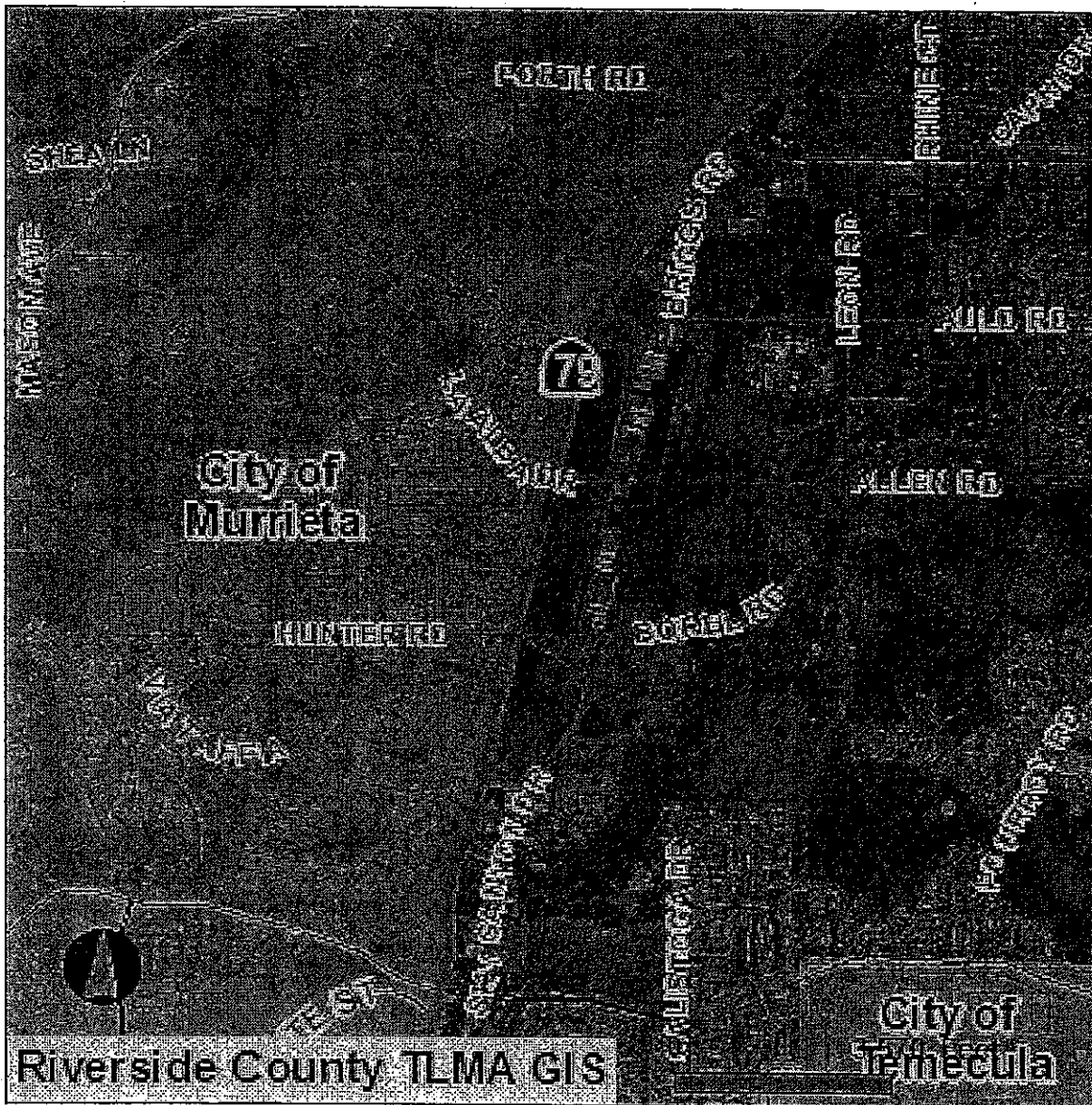
SKY CANYON DR

- ROADS**
CLASS
- Highways
 - Highway Ramp
 - Expressway
 - Expressway Ramp
 - Major Road
 - Aerial Street
 - Collector Street
 - Residential Street
- Runways**
Runway Status
- EXISTING
 - PROPOSED
- French Valley Parcels 121709
- Parcels
- TLMA AIRPORT COMPATIBILITY ZONES**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C
 - Zone D
 - Zone E
 - AIRPORTS

For Internal Review
Purposes Only



RIVERSIDE COUNTY GIS

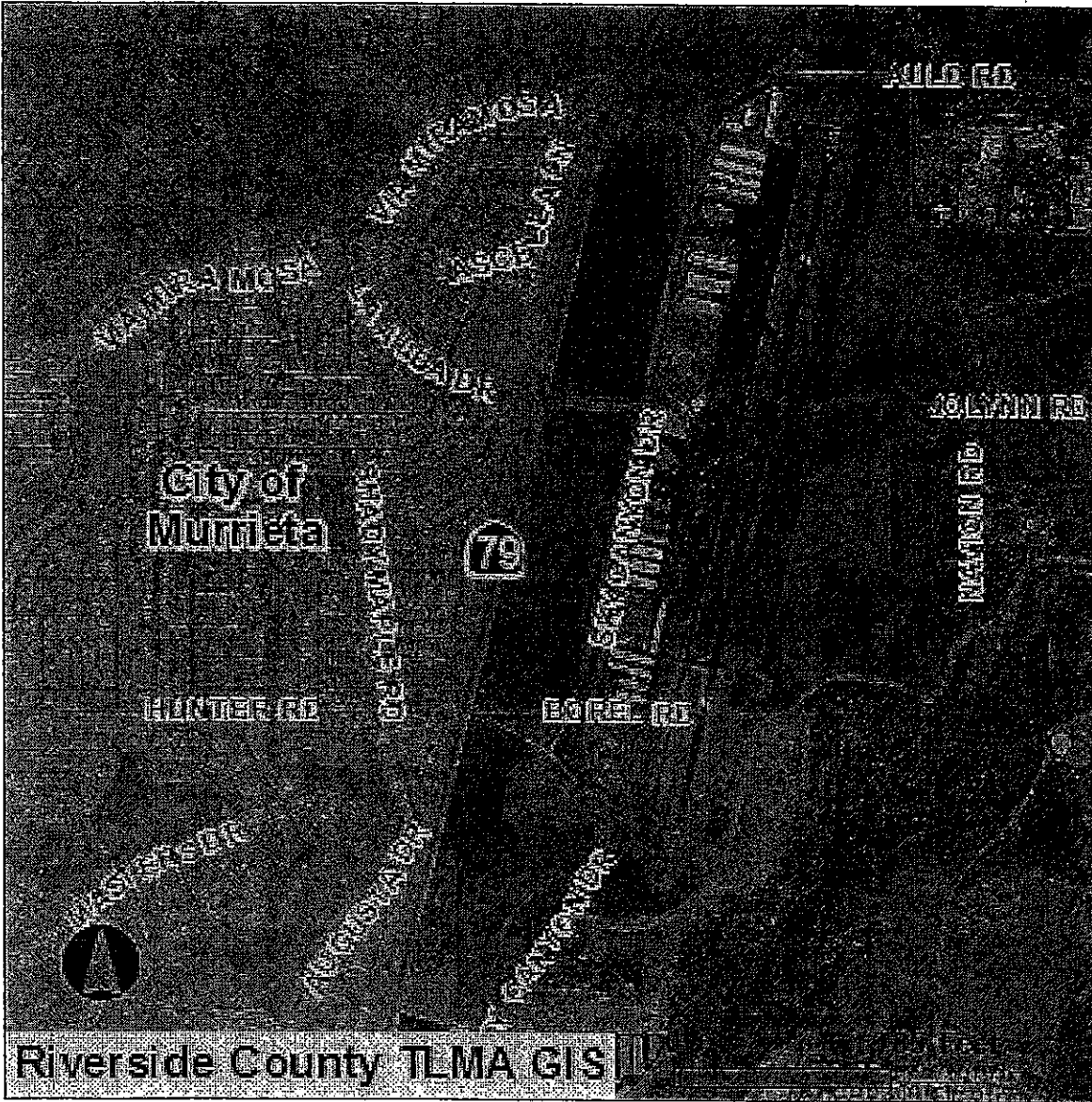


Selected parcel(s):
963-030-002 963-030-003

IMPORTANT

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RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

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...Wed Dec 23 16:26:10 2009

RIVERSIDE COUNTY GIS



Selected parcel(s):
963-030-002 963-030-003

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.



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 5, 2007

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Robin Lowe
Hemet

John Lyon
Riverside

Glen Holmes
Hemet

Melanie Fesmire
Indio

STAFF

Interim
Executive Director
Ed Cooper

John Guerin
Cecilia Lara
Sophia Nolasco
Barbara Santos

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Deborah Saulina
KCT Consultants, Inc.
4344 Latham Street, Suite 200
Riverside CA 92501

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW
File No.: ZAP1004FV06
Related File: Parcel Map No. 35212 (Commercial/Industrial)
APN #: 963-030-002 and 963-030-003

Dear Ms. Saulina:

This Commission will take no action on your application at this time because of the ruling of the Riverside Superior Court in *Silverhawk Land and Acquisitions, LLC v. Riverside County Airport Land Use Commission*. That ruling suspends any and all land use review activity under the 2004 French Valley Airport Land Use Compatibility Plan until the ALUC has taken necessary action to bring its approval of the 2004 Airport Land Use Compatibility Plan into compliance with the California Environmental Quality Act. Therefore, the above project is reported back to the County of Riverside for appropriate action.

We are attaching for your use a "Notice of Airport in Vicinity" that may be of assistance in meeting the State requirement for disclosure in real estate transactions that the property is located in an Airport Influence Area.

If you have any questions, please contact Mr. John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Interim Executive Director

JJGG:bks

Airport Land Use Commission

Page 2

cc: ALUC Staff
Alisa Krizel, Riverside County Planning Department
French Valley Development PRT, LLC
Fleming Family Limited Partnership, c/o Fred Fleming
Fred Fleming
Kenneth Friedman, Karno, Schwartz and Friedman
B. T. Miller, ALUC Counsel
Mark Dillon, Gatzke Dillon & Ballance LLP
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

Y:\ALUC\French Valley\ZAP1004FV06TakeNoActionLtr

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**REQUEST FOR DETERMINATION OF SUBSTANTIAL
CONFORMANCE WITH A SPECIFIC PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0020581 DATE SUBMITTED: 05.29.09

APPLICATION INFORMATION

Applicant's Name: Allen Jones, H. G. Fenton Company E-Mail: ajones@hgfenton.com

Mailing Address: 7577 Mission Valley Road, Suite 200
San Diego Street CA 92108
City State ZIP

Daytime Phone No: (619) 400-0134 Fax No: (619) 400-0111

Engineer/Representative's Name: KCT Consultants, Inc. E-Mail: kctinc@kctconsultants.co

Mailing Address: 4344 Latham Street, Suite 200
Riverside Street CA 92501
City State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: Fred Fleming E-Mail: _____

Mailing Address: 3701 Wilshire Boulevard, Suite 410
Los Angeles Street CA 90010
City State ZIP

Daytime Phone No: (213) 381-1321 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

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

Allen M. Jones

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Authorization for H. G. Fenton to act on behalf of the property owner is on-file with the County.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

See Attachment "A".

ATTACHMENT A

PROJECT INFORMATION

The project site for PM35212 is located within the Borel Airpark Center Specific Plan (SP No. 265) area. SP 265 applies two separate zones and land use designations to the project site. The central portion (Planning Area 11.1) of the site is zoned A-1-1. The Specific Plan identifies Office Park uses for Planning Area 11.1. The north (Planning Area 21.1) and south (Planning Area 21.2) portions of the site are zoned C-S-P. These areas are intended for Commercial uses in the Specific Plan.

The project proposes a change in zone for Planning Area 11.1 to allow for development with uses in accordance with Specific Plan 265. The applicant is also proposing a refinement to the uses allowed within the C-S-P zone for Planning Areas 21.1 and 21.2 to correspond to the uses expressed in Specific Plan 265.

Specifically, the applicant is requesting that the C-S-P zone be applied to Planning Area 11.1, allowing offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health and exercise centers with specific restrictions to prohibit retail commercial uses. This zone as amended would allow the land uses called for in the Specific Plan and would therefore be in conformance with the approved Borel Airpark Specific Plan. For Planning Areas 21.1 and 21.2, the applicant is requesting that the existing zone for these Planning Areas (C-P-S) be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, real estate) and health clubs and exercise centers, as allowed in the approved Borel Airpark Center Specific Plan. This change in zone would result in uses in conformance with the approved Specific Plan.

Alisa Krizek

Disinterested Applicant

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

Planning Department

Ron Goldman - Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C2 07690 DATE SUBMITTED: 10-31-08

APPLICATION INFORMATION

Applicant's Name: H.G. Fenton Company E-Mail: ajones@hgfenton.com

Mailing Address: 7577 Mission Valley Road, Suite 200
San Diego Street 92108
City California State ZIP

Daytime Phone No: (619) 400-0120 Fax No: (619) 400-0111

Engineer/Representative's Name: KCT Consultants, Inc. E-Mail: kctinc@kctconsultants.com

Mailing Address: 4344 Latham Street, Suite 200
Riverside Street 92501
City California State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: Fred Fleming Family Trust E-Mail: _____

Mailing Address: 3701 Wilshire Boulevard, Suite 410
Los Angeles Street 90010
City California State ZIP

Daytime Phone No: (213) 381-1321 Fax No: (_____) _____

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons, having an interest in the real property or properties involved in this application.

CFG 04490
Riverside Office • 4080 Lemon Street, 9th Floor
P.O. Box 4400, Riverside, California 92502-4400

Ea 41093

G2002047
Desert Office • 38686 El Cerrito Road
Palm Desert, California 92244

Dm 35212

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Allen Jones

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Authorization for H.G. Fenton to act on behalf of the property owner is on-file with County.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-030-002, 003

Section: 7 Township: T7S Range: R2W

Approximate Gross Acreage: 55.08 acres

General location (nearby or cross streets): North of Borel Road, South of La Alba Drive, East of Winchester Road, West of Sky Canyon Drive

Thomas Brothers map, edition year, page number, and coordinates: _____

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Zone Change from A-1-1 to C-1/C-P, permitting land uses identified in SP 265 – Borel Airpark Center Specific Plan. This area is within Planning Area 11.1 of SP 265.

Related cases filed in conjunction with this request:

PM35212

FRED J. FLEMING

3701 WILSHIRE BOULEVARD, SUITE 410

LOS ANGELES, CALIFORNIA 90010

Phone: (213) 381-1321

Fax: (213) 380-3637

June 7, 2007

Planning Department
Attn: Alisa Krizek
4080 Lemon Street, 9th Floor
Riverside, CA 92501

**Re: File # PM35212 – APN# 963-030-002 and 963-030-003; PAR00889
Change in Applicant**

Dear Ms. Krizek:

The subject property is owned by Fred J. Fleming, Nancy L. Oren and Genevieve Fleming, Trustee of the Benjamin Fleming Exemption Trust B. As the owners of said property, we are requesting a change in the application currently in process with the County.

Please replace the current applicant- Pacific Pointe Partners, Inc. – with the new applicant - H.G. Fenton Development Company, LLC. As owner of the property, we give H.G. Fenton Development Company, LLC authorization to process Parcel Map 35212 and associated actions that pertain to APN #963-030-002 and APN #963-030-002.

If you need anything further, please contact our attorney Norton S. Karno with Karno, Schwartz & Friedman at (818) 981-3400, ext 180. Thank you.

By: Fred J. Fleming
Fred J. Fleming

Date 6/11/07

By: Nancy L. Oren
Nancy L. Oren

Date 6/12/07

By: Genevieve Fleming
Genevieve Fleming, Trustee of the
Benjamin Fleming Exemption Trust B

Date 6-15-07

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC003996

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM35212 DATE SUBMITTED: 10/10/06

APPLICATION INFORMATION

Applicant's Name: PACIFIC POINTE PARTNERS E-Mail: glevinski@pacpointepartners.com

Mailing Address: 2552 WALNUT AVENUE, SUITE 150
TUSTIN CA 92780
City State ZIP

Daytime Phone No: (714) 730-9990 Fax No: (714) 730-9991

Engineer/Representative's Name: KCT CONSULTANTS, INC. E-Mail: don@kctconsultants.com

Mailing Address: 4344 LATHAM STREET, SUITE 200
RIVERSIDE CA 92501
City State ZIP

Daytime Phone No: (951) 341-8940 Fax No: (951) 341-8945

Property Owner's Name: SEE ATTACHED E-Mail: newcase@socal.r.com

Mailing Address: 3701 WILSHIRE BOULDEVAR, SUITE 410
LOS ANGELES CA 90010
City State ZIP

Daytime Phone No: (213) 381-1321 Fax No: (213) 381-3637

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

EA41093/CFG04490

Attachment

Page 1

Property Owner's Name:

Fred J. Fleming

Nancy L. Oren

Genevieve Fleming

Page 3

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological report, been prepared for the subject property?

Yes,

Phase 1 – Environmental Site Assessment

Archaeological Survey

Preliminary Geotechnical Investigation

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

GARY J LEVINSKI [Signature]
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Fred J. Fleming [Signature]
Nancy L. Oren [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

Genevieve Fleming [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 963-030-002 & 003

Section: 7 Township: 7S Range: 2W

Approximate Gross Acreage: 56.95

General location (street address, cross streets, etc.): North of BOREL ROAD, South of AIRPORT ROAD, East of WINCHESTER ROAD, West of FRENCH VALLEY AIRPORT.

Thomas Brothers map, edition year, page number, and coordinates: 2006; 929 - A 3 & 4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

SUBDIVIDE TWO PARCELS INTO 23 PARCELS WITH 1 PARCEL BEING NOT A PART.

For commercial use for offices & retail

Related cases filed in conjunction with this request:

NONE

HANS 01485 (04-07-06) AND PAR00907 (05-08-06)

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

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

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 24,000 c.y.

Estimated amount of fill = cubic yards 24,000 c.y.

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

Import _____ Export _____ Neither _____

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

How many anticipated truckloads? _____ truck loads.

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

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Deborah Saulina Date 10/19/06

Owner/Representative (2) KCT CONSULTANTS, INC. Date _____

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 PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7690, TENTATIVE PARCEL MAP NO. 35212, SPECIFIC PLAN NO. 265, SUBSTANTIAL CONFORMANCE NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: H.G. Fenton Company – Engineer/Representative: KCT Consultants Inc. - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Commercial Office (CD: CO) and Community Development: Commercial Retail (CD: CR) – Location: Easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive – 55.08 Gross Acres - Zoning: Specific Plan No. 265 (SP 265 – Borel Airpark Center), Planning Areas 11.1, 21.1 and 21.2 - **REQUEST:** The tentative parcel map is a Schedule E subdivision of two (2) parcels on 55.08 acres into 20 parcels for commercial/retail purposes with a minimum parcel size of 0.54 acres. The change of zone proposes to change the zoning text within Specific Plan No. 265 to allow commercial, office, and retail uses as well as remove the agricultural classification in order to become consistent with the Specific Plan. The applicant is also requesting that the existing commercial uses be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate), health clubs and exercise centers. The specific plan substantial conformance is to change the text of the specific plan as a result of the change of zone. – APNs: 963-030-002 and 003. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Kinika Hesterly, at 951-955-1888 or email khesterl@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Kinika Hesterly
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/1/2010,

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

APN (s) or case numbers SP0026551/CZ07690/Pm35212 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

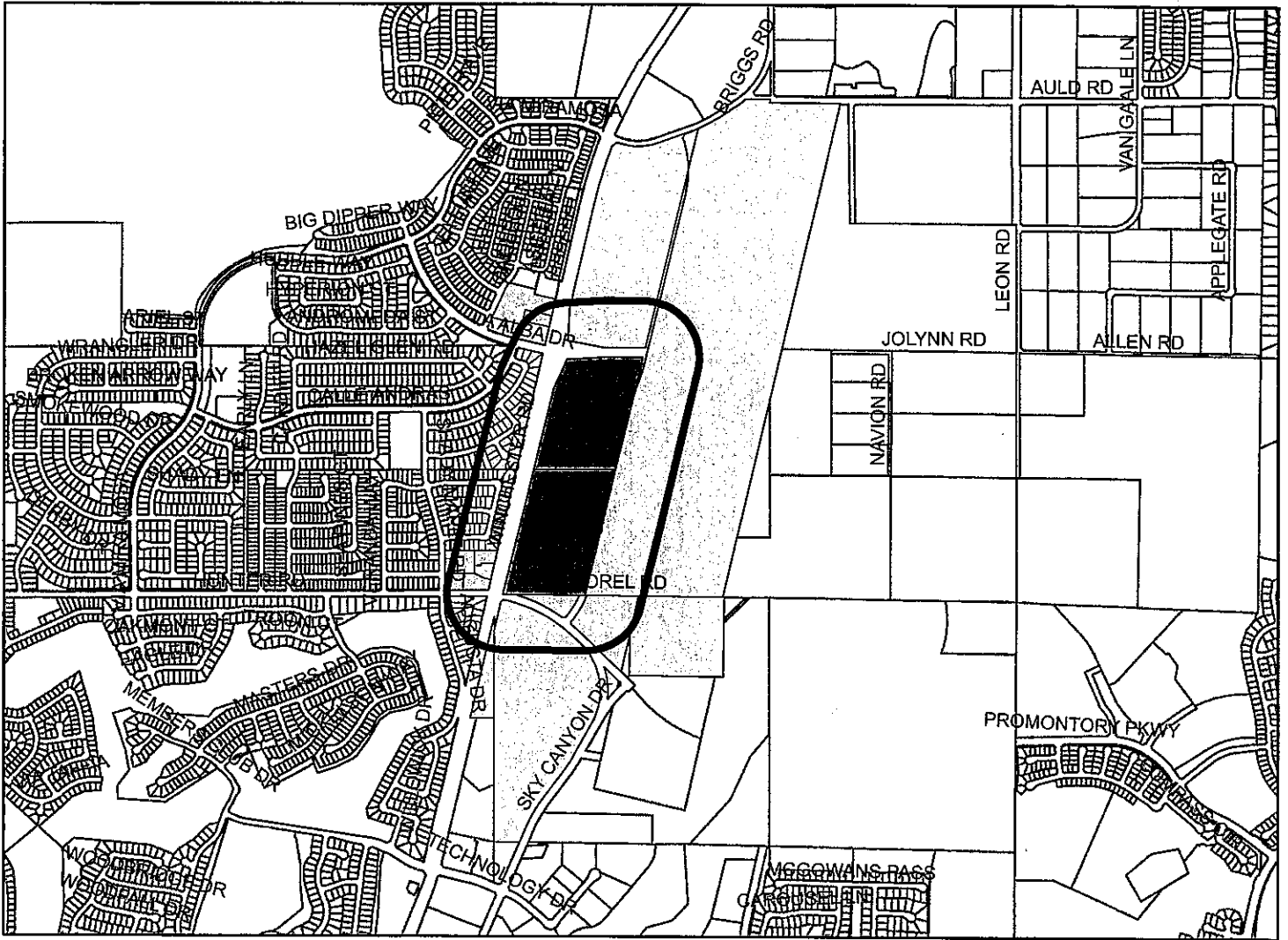
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 7/6/10 CS
EXPIRES: 1/6/2011

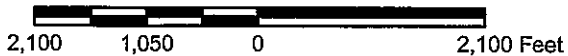
600 feet buffer



Selected Parcels

900-440-003	900-440-004	900-440-005	900-440-006	908-151-019	957-320-021	957-320-011	957-320-011	957-320-001	908-134-003
908-152-023	908-131-027	908-151-018	908-172-011	908-172-002	908-151-013	963-030-003	908-134-010	908-152-012	908-131-006
908-172-006	908-300-012	908-151-009	908-151-010	908-172-003	908-133-012	908-131-029	908-130-011	908-180-004	957-320-019
963-030-010	908-300-011	908-300-004	908-131-016	908-152-025	908-131-007	908-131-011	908-300-007	908-152-021	908-300-019
908-152-011	908-151-012	908-133-008	908-152-027	908-152-009	908-151-022	908-131-021	908-151-016	908-172-010	908-131-028
908-151-014	908-152-008	908-131-004	908-300-008	963-030-002	908-152-019	908-152-024	908-131-013	908-152-006	908-151-021
908-131-008	908-300-015	908-131-019	908-131-026	908-300-010	908-131-020	908-152-007	908-134-009	908-134-006	908-300-018
908-152-004	908-134-005	908-172-001	908-300-020	908-151-020	908-151-023	908-131-018	908-131-025	908-131-023	908-133-010
908-133-006	908-172-004	908-133-009	908-152-028	908-131-001	908-151-026	908-133-005	908-300-014	908-131-015	908-131-005

rest 90 parcels shown



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.

APN: 900440006, ASMT: 900440006
AIRPORT VILLAGE LTD PARTNERSHIP
C/O JOHN HANSEN
100 W BROADWAY NO 1100
GLENDALE CA 91210

APN: 908172011, ASMT: 908172011
ASHWIN SEWDARSEN, ETAL
37893 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908151019, ASMT: 908151019
ALBERT CAMPBELL, ETAL
37793 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908172002, ASMT: 908172002
AUTURIO FRAZIER
37913 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 957320001, ASMT: 957320001
ALEXANDER A BOREL, ETAL
37760 BOREL RD
MURRIETA CA 92563

APN: 908151013, ASMT: 908151013
BECCY HASSELBARTH
30008 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908134003, ASMT: 908134003
AMIR AKHAVAN, ETAL
29960 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 963030003, ASMT: 963030003
BEL AIR FAMILY LTD PARTNERSHIP
C/O FRED J FLEMING
16782 OAK VIEW DR
ENCINO CA 91436

APN: 908152023, ASMT: 908152023
AMY C MADDOX, ETAL
29994 PEACHTREE CT
MURRIETA CA. 92563

APN: 908134010, ASMT: 908134010
BETTY J POOLE
3201 LEMORA LN
ESCONDIDO CA 92025

APN: 908131027, ASMT: 908131027
AREK TADEUS DOUGLAS, ETAL
29939 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152012, ASMT: 908152012
BILLY G SCHWAHN, ETAL
3726 FOXGLOVE LN
FALLBROOK CA 92028

APN: 908151018, ASMT: 908151018
ARIEL Q MARQUEZ, ETAL
34501 STAGE RD
TEMECULA CA 92592

APN: 908131006, ASMT: 908131006
BRANDON DAMATO, ETAL
37542 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908172006, ASMT: 908172006
BRUCE M WYNN, ETAL
37953 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300012, ASMT: 908300012
CARLOS TORRES, ETAL
38028 RIVIERA CT
MURRIETA CA. 92563

APN: 908151009, ASMT: 908151009
CHRISTINE CHOI
29968 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151010, ASMT: 908151010
CHRISTOPHER J HILL, ETAL
29978 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908172003, ASMT: 908172003
CHRISTOPHER WOODS
37923 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908130011, ASMT: 908130011
CITY OF MURRIETA
1 TOWN SQUARE
24601 JEFFERSON AVE
MURRIETA CA 92562

APN: 908180004, ASMT: 908180004
COUNTY OF RIVERSIDE
C/O TRANSPORTATION DEPT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 963030010, ASMT: 963030010
COUNTY OF RIVERSIDE
C/O DEPT OF BLDG SERV
3525 14TH ST
RIVERSIDE CA 92501

APN: 908300011, ASMT: 908300011
CRAIG BRADLEY, ETAL
38036 RIVIERA CT
MURRIETA CA. 92563

APN: 908300004, ASMT: 908300004
CRISANTO R MILANA, ETAL
38108 AUGUSTA DR
MURRIETA CA. 92563

APN: 908131016, ASMT: 908131016
CUPERTINO N OPINA, ETAL
30017 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152025, ASMT: 908152025
DALE M BADORE, ETAL
29995 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131007, ASMT: 908131007
DANIEL J COLLIER, ETAL
37550 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131011, ASMT: 908131011
DAREN D CLARK, ETAL
33740 SATTUI ST
TEMECULA CA 92592

APN: 908300007, ASMT: 908300007
DAVID PARSONAGE, ETAL
38068 RIVIERA CT
MURRIETA CA. 92563

APN: 908152009, ASMT: 908152009
DWIGHT HAYES, ETAL
29991 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152021, ASMT: 908152021
DAVITH KOHR, ETAL
29974 PEACHTREE CT
MURRIETA CA. 92563

APN: 908151022, ASMT: 908151022
EARNEST H JONES, ETAL
37823 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300019, ASMT: 908300019
DAWOOD N BESHAY, ETAL
38044 AUGUSTA DR
MURRIETA CA. 92563

APN: 908131021, ASMT: 908131021
EDWARD HOLLOWAY, ETAL
37724 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908152011, ASMT: 908152011
DEAN W HOLLAND, ETAL
29961 PEACHTREE CT
MURRIETA CA. 92563

APN: 908151016, ASMT: 908151016
EDWARD W ALLEN, ETAL
30038 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151012, ASMT: 908151012
DEUTSCHE BANK NATL TRUST CO
C/O CARRINGTON MTG SVCS
1610 E ST ANDREWS PL
SANTA ANA CA 92705

APN: 908172010, ASMT: 908172010
ENRIQUE BARRERA, ETAL
37883 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908133008, ASMT: 908133008
DHARMENDRA BHAKTA, ETAL
37569 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131028, ASMT: 908131028
EPHFRIAM W FORD, ETAL
29933 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908152027, ASMT: 908152027
DOUGLAS M KATONA, ETAL
29975 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908151014, ASMT: 908151014
EVA B BRISENO
30018 ROSE BLOSSOM DR
MURRIETA CA. 92563



APN: 908152008, ASMT: 908152008
FEDERAL NATL MORTGAGE ASSN
C/O BANK OF AMERICA
P O BOX 9000
GETZVILLE NY 14068

APN: 908131004, ASMT: 908131004
FELIX CISNEROS, ETAL
37526 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908300008, ASMT: 908300008
FINN R FAHEY, ETAL
38060 RIVIERA CT
MURRIETA CA. 92563

APN: 963030002, ASMT: 963030002
FLEMING FAMILY LIMITED PARTNERSHIP
C/O FRED J FLEMING
16782 OAK VIEW DR
ENCINO CA 91436

APN: 908152019, ASMT: 908152019
FRANK W CONLEY, ETAL
17886 BIG SKY CIR
PERRIS CA 92570

APN: 908152024, ASMT: 908152024
GEORGIA HAMILTON
30015 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908131013, ASMT: 908131013
GERARD J HACKETT, ETAL
37628 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908152006, ASMT: 908152006
GERARD J ROMANO, ETAL
37936 SWEET MAGNOLIA DR
MURRIETA CA. 92563

APN: 908151021, ASMT: 908151021
GLENN WUN KWAN, ETAL
202 W LEMON AVE
ARCADIA CA 91007

APN: 908131008, ASMT: 908131008
GREGORY A WILSON, ETAL
37558 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908300015, ASMT: 908300015
HARRY CONERFORD, ETAL
38073 AUGUSTA DR
MURRIETA CA 92563

APN: 908131019, ASMT: 908131019
HENRICUS VANBOXTTEL, ETAL
2814 OLIVE HILL RD
FALLBROOK CA 92028

APN: 908131026, ASMT: 908131026
HONIBEA SMITH
29945 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908300010, ASMT: 908300010
ISMAEL RESENDIZ, ETAL
38044 RIVIERA CT
MURRIETA CA. 92563

APN: 908131020, ASMT: 908131020
JACOB J SANCHEZ, ETAL
37708 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908172001, ASMT: 908172001
JOSE M ROBLES
37903 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908152007, ASMT: 908152007
JAMES FREEMAN, ETAL
37926 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300020, ASMT: 908300020
JUAN CARLOS LEON, ETAL
38036 AUGUSTA DR
MURRIETA CA. 92563

APN: 908134009, ASMT: 908134009
JOHN H FENNESSY, ETAL
37606 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151020, ASMT: 908151020
KAREN L TILLOTSON
37803 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908134006, ASMT: 908134006
JOHN KIRK MATSON, ETAL
29996 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908151023, ASMT: 908151023
KENNETH B ROBINSON, ETAL
37833 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300018, ASMT: 908300018
JOHN LUCACI, ETAL
38052 AUGUSTA DR
MURRIETA CA 92563

APN: 908131018, ASMT: 908131018
KENNETH STEPHEN DAMRON, ETAL
37676 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908152004, ASMT: 908152004
JOSE FARIAS, ETAL
37956 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131025, ASMT: 908131025
KEOUDONE N PHRAKOUSONH
37679 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908134005, ASMT: 908134005
JOSE G ALVAREZ, ETAL
29984 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908131023, ASMT: 908131023
KEVIN M MCGUIRE, ETAL
37711 TOWNSVILLE CT
MURRIETA CA. 92563



APN: 908133010, ASMT: 908133010
 KHAMPHAY THAMMAVONGSA, ETAL
 37545 NEWCASTLE RD
 MURRIETA CA. 92563

APN: 908133006, ASMT: 908133006
 LARRY L BROWN, ETAL
 37585 NEWCASTLE RD
 MURRIETA CA. 92563

APN: 908172004, ASMT: 908172004
 LARRY STIDHAM
 37933 SWEET MAGNOLIA WAY
 MURRIETA CA. 92563

APN: 908133009, ASMT: 908133009
 LAURA M ONTIVEROS
 37553 NEWCASTLE RD
 MURRIETA CA. 92563

APN: 908152028, ASMT: 908152028
 LESTER C MARKS, ETAL
 29965 ROSE BLOSSOM DR
 MURRIETA CA. 92563

APN: 908131001, ASMT: 908131001
 LINDA ROWELL
 37502 NEWCASTLE RD
 MURRIETA CA. 92563

APN: 908151026, ASMT: 908151026
 LITA A CARVALHO, ETAL
 24562 CAMINO MERIDIANA
 MURRIETA CA 92562

APN: 908133005, ASMT: 908133005
 MARC NULL
 2902 N BROADWAY
 ESCONDIDO CA 92026

APN: 908300014, ASMT: 908300014
 MARK D SWINEHEART
 38012 RIVIERA CT
 MURRIETA CA. 92563

APN: 908131015, ASMT: 908131015
 MARTIN OROZCO, ETAL
 37660 PLYMOUTH RD
 MURRIETA CA. 92563

APN: 908131005, ASMT: 908131005
 MATTHEW J SIMICH, ETAL
 37534 NEWCASTLE RD
 MURRIETA CA. 92563

APN: 908151024, ASMT: 908151024
 MEHRDAD HERAVI, ETAL
 37843 SWEET MAGNOLIA WAY
 MURRIETA CA. 92563

APN: 908172016, ASMT: 908172016
 MESA PLAZA
 WESTMAR PROPERTY MANAGEMENT INC
 41623 MARGARITA RD 100
 TEMECULA CA 92591

APN: 908172020, ASMT: 908172020
 MESA PLAZA
 C/O WESTMAR PROP MGMT INC
 41623 MARGERITA RD 100
 TEMECULA CA 92591

APN: 908172012, ASMT: 908172012
MESA PLAZA
WESTMAR PROPERTY MANAGEMENT INC
41623 MARGARITA RD 100
TEMEGULA CA 92591

APN: 908131009, ASMT: 908131009
MICHAEL BOWMAN, ETAL
37566 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908300016, ASMT: 908300016
MICHAEL F ROGERS, ETAL
38063 RIVIERA CT
MURRIETA CA. 92563

APN: 908134004, ASMT: 908134004
MICHAEL L THOMPSON, ETAL
9205 UTICA ST
WESTMINSTER CO 80031

APN: 908151015, ASMT: 908151015
MICHAEL R PAYNE, ETAL
30028 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908133011, ASMT: 908133011
MIDORI OKAMURA
37537 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908152013, ASMT: 908152013
NANCY K GERATY
29941 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152014, ASMT: 908152014
NEAL NICHOLAS BROWDER, ETAL
29931 PEACHTREE CT
MURRIETA CA. 92563

APN: 908134007, ASMT: 908134007
NEW LIFE VENTURE
1661 HANOVER RD STE 211
CITY OF INDUSTRY CA 91748

APN: 908131017, ASMT: 908131017
NNEKA DURU
30005 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908131003, ASMT: 908131003
ONEWEST BANK
12555 W JEFFERSON 2ND FL
LOS ANGELES CA 90066

APN: 908131010, ASMT: 908131010
PEDRO L OCHOA
37574 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908151027, ASMT: 908151027
RALPH E ANDREWS
37873 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131014, ASMT: 908131014
RAMON MONTANEZ
37644 PLYMOUTH RD
MURRIETA CA. 92563

APN: 908131002, ASMT: 908131002
RANCHO HORIZON
110 N LINCOLN AVE STE 100
CORONA CA 92882

APN: 908300009, ASMT: 908300009
RAYMOND L RUBIO, ETAL
38052 RIVIERA CT
MURRIETA CA. 92563

APN: 908151011, ASMT: 908151011
RICHARD S KOLSTAD
29988 ROSE BLOSSOM DR
MURRIETA CA. 92563

APN: 908134008, ASMT: 908134008
RICHARD S WALTERS, ETAL
37598 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134011, ASMT: 908134011
ROBERT C ARP, ETAL
37622 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908134002, ASMT: 908134002
ROBERT STOTZ
29948 SYCAMORE RIDGE RD
MURRIETA CA. 92563

APN: 908151017, ASMT: 908151017
RONALD ALSOBROOKS, ETAL
37773 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300017, ASMT: 908300017
RUDOLPH T WOODY, ETAL
38071 RIVIERA CT
MURRIETA CA. 92563

APN: 908172005, ASMT: 908172005
SANDRA J THOMAS
37943 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908300013, ASMT: 908300013
SHARON H KINIKIN
38020 RIVIERA CT
MURRIETA CA. 92563

APN: 908133007, ASMT: 908133007
STEPHEN C DOUGLAS, ETAL
37577 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908131022, ASMT: 908131022
STEPHEN NUGENT, ETAL
37727 TOWNSVILLE CT
MURRIETA CA. 92563

APN: 908172007, ASMT: 908172007
STEPHEN T COOK, ETAL
37963 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 908131024, ASMT: 908131024
STEVEN WOOLSON, ETAL
37695 TOWNSVILLE CT
MURRIETA CA. 92563



APN: 908131012, ASMT: 908131012
TERRY MORPHIS, ETAL
37590 NEWCASTLE RD
MURRIETA CA. 92563

APN: 908152005, ASMT: 908152005
THOMAS BEKE, ETAL
37946 SWEET MAGNOLIA DR
MURRIETA CA. 92563

APN: 908133004, ASMT: 908133004
THOMAS R BROADWAY, ETAL
PSC 475 BOX 1840
FPO AP 96350

APN: 908152022, ASMT: 908152022
TIMOTHY RAMIREZ
29984 PEACH TREE CT
MURRIETA CA. 92563

APN: 908152026, ASMT: 908152026
VICTORIA TUONG VY NGUYEN
27540 YNEZ NO J5
TEMECULA CA 92591

APN: 908151025, ASMT: 908151025
VU VAN NGUYEN, ETAL
37853 SWEET MAGNOLIA WAY
MURRIETA CA. 92563

APN: 963030004, ASMT: 963030004
WAL MART STORES INC
C/O WAL MART PROP TAX DEPT MS 0555
1301 SE 10TH ST
BENTONVILLE AR 72716

APN: 908152020, ASMT: 908152020
WAYNE WEFEL, ETAL
29964 PEACHTREE CT
MURRIETA CA. 92563

APN: 908152010, ASMT: 908152010
WILLIE RILEY, ETAL
29971 PEACHTREE CT
MURRIETA CA. 92563

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Pechanga Indian Reservation Council
P.O. Box 1477
Temecula, CA 93593

Temecula Valley
Unified School District
31350 Rancho Vista Rd.
Temecula, CA 92592-6200

ATTN: Gary Thornbill
City of Temecula
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: General Manager
French Valley Airport
37552 Winchester Rd.
Murrieta, CA 92563

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770



Applicant:
H G Fenton Development Company
7577 Mission Valley Rd., Suite 200
San Diego, CA 92108

Eng-Rep:
KCT Consultants, Inc.
4344 Latham St., Ste. 200
Riverside, CA 92501

Eng-Rep:
Fred Fleming
Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010

Applicant:
H G Fenton Development Company
7577 Mission Valley Rd., Suite 200
San Diego, CA 92108

Eng-Rep:
KCT Consultants, Inc.
4344 Latham St., Ste. 200
Riverside, CA 92501

Eng-Rep:
Fred Fleming
Nancy Oren
3701 Wilshire Blvd., Ste. 410
Los Angeles, CA 90010

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th 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.

EA41093 / SP00265S1, CZ07690, PM35212
Project Title/Case Numbers

Kinika Hesterly
County Contact Person

(951) 955-1888
Phone Number

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

HG Fenton Development Company
Project Applicant

7577 Mission Valley Road Suite 200, San Diego, CA 92108
Address

The project is located in the Rancho California Community within the Southwest Area Plan, more specifically, easterly of Winchester Road (SR-79), northerly of Borel Road, southerly of La Alba Drive, and westerly of Sky Canyon Drive.
Project Location

The tentative parcel map is a Schedule E subdivision of two (2) parcels into 20 parcels for commercial/retail and office purposes with a minimum parcel size of 0.5 acres.

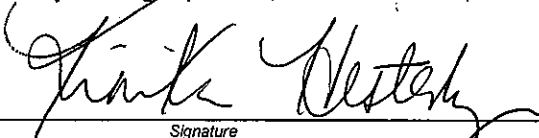
The change of zone and specific plan substantial conformance propose to change the text to allow specific commercial, office, and retail uses in Planning Areas 11.1 and 21.1 and 21.2 of Specific Plan No. 265. Specifically, the applicant is requesting that the C-O zone be applied to Planning Area 11.1. This zone as amended would allow the land uses called for in the Specific Plan along with laboratories, film, dental, medical, research and testing uses. The applicant is requesting that the existing zone for Planning Areas 21.1 and 21.2 be expanded to allow offices (business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate) and health clubs and exercise centers, as allowed in the Borel Airpark Specific Plan.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on August 18, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. **IDM1** A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.


Signature

Urban Regional Planner
Title

7/01/10
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PM35212\DH-PC-BOS Hearings\NOD Form.PM35212.doc Revised 10/05/09

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41093 / SP00265S1, CZ07690, PM35212

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

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

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: July 1, 2010

Applicant/Project Sponsor: HG Fenton Development Company Date Submitted: July 1, 2010

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Revised: 10/26/09

Y:\Planning Case Files-Riverside office\PM35212\DH-PC-BOS Hearings\Mitigated Negative Declaration.PM35212.doc

Please charge deposit fee case#: ZEA41093 ZCFG04490

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R0618348

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: H G FENTON DEVELOPMENT COMPANY \$64.00
paid by: CK 2031
CALIFORNIA FISH AND GAME FOR EA41093
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE
at parcel: 37862 WINCHESTER RD MURR
appl type: CFG3

By _____ Oct 10, 2006 08:59
MAVALENZ posting date Oct 10, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0914947

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: H G FENTON DEVELOPMENT COMPANY \$1,993.00
paid by: CK 10345
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41093
at parcel #: 37862 WINCHESTER RD MURR
appl type: CFG3

By _____ Oct 27, 2009 09:54
SBROSTRO posting date Oct 27, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1007062

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: H G FENTON DEVELOPMENT COMPANY \$17.25
paid by: CK 10406
paid towards: CFG04490 CALIF FISH & GAME: DOC FEE
CALIFORNIA FISH AND GAME FOR EA41093
at parcel #: 37862 WINCHESTER RD MURR
appl type: CFG3

By _____ Jun 24, 2010 13:22
SBROSTRO posting date Jun 24, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at www.rctlma.org

Agenda Item No.: 7.3
Area Plan: Lake Mathews / Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Jeff Horn
Planning Commission: August 18, 2010

CONDITIONAL USE PERMIT NO. 1192, REVISED
PERMIT NO. 1
ENVIRONMENTAL ASSESSMENT NO. 39774
Applicant: Rancho Caballero Mobile Home Park
Engineer/Rep.: Secutrac

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 1192, Revised Permit No. 1 proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

The proposed project is located in the Woodcrest Community of Lake Mathews/Woodcrest Area Plan of Western Riverside County; more specifically, Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road.

BACKGROUND:

The proposed additional five (5) units are located on a portion of the property approved for use as a 0.92 acres recreational vehicle parking and storage area (number of vehicles not specified) through Conditional Use Permit No. 1192, Amended Permit No. 1, Approved by the Board of Supervisors on April 24, 1990.

The subject existing mobile home park was established under Conditional Use Permit No. 1192, approved by the Board of Supervisors on August 31, 1970. The project was expanded by 101 additional lots by Conditional Use Permit No. 2486, Approved by the Board of Supervisors on January 21, 1981. Two projects combined permit for 303 total units on APN 273-030-056.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre)
2. Surrounding General Plan Land Use (Ex.#5): Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.
3. Existing Zoning (Ex. #2): Mobile Home Subdivisions and Mobile Home Parks (R-T)
4. Surrounding Zoning (Ex. #2): Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse,

h

- | | |
|-----------------------------------|--|
| | Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west. |
| 5. Existing Land Use (Ex. #1): | Mobile Home Park |
| 6. Surrounding Land Use (Ex. #1): | Residential and agricultural uses |
| 7. Project Data: | Total Acreage: 19.24 Gross Acres |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39774**, 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 1992, REVISED PERMIT NO. 1** subject to the attached conditions of approval and based on the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project will be consistent with the Mobile Home Subdivisions and Mobile Home Parks (R-T) classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated of Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).
2. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C)

to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.

3. The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted in the Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) Land Use Designation.
4. The zoning for the subject site Mobile Home Subdivisions and Mobile Home Parks (R-T).
5. The project site is surrounded by properties which are zoned Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.
6. The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted use subject to approval of a conditional use permit, in the Mobile Home Subdivisions and Mobile Home Parks (R-T) zoning classification.
7. Residential and agricultural uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 39774 identified the following potentially significant impacts:
 - a. Biological Resources

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A General Plan Policy Area;
 - b. A 100-year flood plain a drainage area or dam inundation area.
 - c. A MSCHP Criteria Cell.
 - d. A Liquefaction Zone.
 - e. A Fault Zone.
 - f. A High Fire Area,
 - g. California Gnatcatcher habitat, or
 - h. Quino Checkerspot Butterfly habitat.
3. The project site is located within:
 - a. The project site is located within the City of Riverside Sphere of influence,

- b. The boundaries of the Riverside Unified School District,
 - c. Zone B of Lighting Ord. 655, 47.00 miles,
 - d. March Air Reserve Base Airport Influence Area,
 - e. The Santa Ana River Watershed, and
 - f. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 273-030-056.
5. This Conditional Use Permit was filed with the Planning Department on September 1, 2004.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, are \$24,475.64.

JH:jh

Y:\Planning Case Files-Riverside office\CUP01192R1\Staff Report.CUP01192R1.doc

CONDITIONAL USE CASE NO. 1192
Unicorn Industries
Mobilehome Park
Zone A-1-1
Lake Mathews District
First Supervisorial District

B _____ CT
V _____ BH
E _____ CD
H _____ JR
F _____ BP
P _____ ST
X _____ HS
-FILE _____

HEARING BOARD CONDITIONS
JULY 29, 1970 (Continued to 8-12-70)

- 9-24-70
1. The development of the premises shall conform with County Mobilehome Park Standards (attached) and shall be in substantial conformance with the plot plan marked Exhibit "A" on file with Conditional Use Case No. 1192 in the office of the Riverside County Planning Commission, unless otherwise amended by these conditions. Substantial conformance means that there shall be no enlargement of that area shown on said Exhibit "A" or reduction in the average size of the trailer ports, or change the general character of the plan.
 - (a) Construction of the development permitted hereby may be done progressively in stages provided a plan for each stage of development is submitted to and approved by the Riverside County Planning Commission. Said plan shall conform substantially with the intent and purposes of this approval for the provision of open areas, drainage facilities, recreational facilities, and off-street automobile parking.
 - (b) This permit shall become null and void on September 1, 1974 as it applies to any undeveloped portion of the property as shown on Exhibit "A".
 - (c) Prior to occupancy of any portion of the mobilehome park permitted hereby, all required drainage facilities shall be constructed, which shall protect that portion of the park. Said drainage facilities shall be constructed in conformance with a preliminary plan reviewed by the Flood Control District on July 20, 1970. Plans for these facilities shall be prepared by a registered civil engineer, approved by the Flood Control District, and made a part of the construction plans submitted to the Department of Building and Safety.
 - (d) Fencing and/or wall as indicated on Example "A". A 10 foot wide planting strip shall be established around entire perimeter of project. Any interior streets or channels shall be moved toward the interior to facilitate said planting strip. Said strip shall be established and perimeter maintained in shrubs or trees to provide for screening and shall be allowed to grow to a minimum height of 15 feet.

In the event walls are used, openings shall be made to provide for on and off-site drainage. Fences and walls may be constructed progressively to completely enclose that portion of the mobilehome park being developed and prior to occupancy of the last phase of park development the entire project shall be fenced or walled.
 - (e) All interior streets shall be 32 feet in width. All streets, driveways, and parking areas shall be improved with two inches of asphaltic concrete.
 - (f) Prior to occupancy of any particular space the developer shall construct a concrete slab or wooden deck on that space.
 - (g) Prior to final inspection and occupancy street planting Ordinance 457.19 shall be complied with.
 - (h) Prior to the issuance of a certificate of occupancy of any trailer space, one or more shade trees shall be planted and maintained thereafter in a growing condition.

- 2. Prior to the issuance of a building permit, additional right-of-way along the Mockingbird Canyon Road frontage of the property (as shown on Exhibit A) shall be offered by the owner for public road purposes to provide for a 33 foot half-street without cost to any government agency.
- 3. Prior to the issuance of a building permit for construction of any use contemplated by this approval, the applicant shall first obtain permits and/or clearance from the following public agencies:

Riverside County Flood Control District
 Road Department - R/n - OCT 14, 1970
 State Water Quality Control Board No. 8

Department of Public Health
 State Division of Forestry

3-8-71

Prior to the issuance of a building permit the applicant shall submit to the County Health Department information indicating that sewage and waste disposal are feasible in accordance with existing regulations of the State and County, and that water is obtainable from an approved source.

Written evidence of said permit or clearance from the above agencies shall be presented to the Land Use Division of the Department of Building and Safety at the time of the issuance of a building permit for the use contemplated herewith.

- 4. This permit shall be used within two years after final proceedings before the Board of Supervisors, otherwise it shall become null and void and of no effect whatsoever. By "use" is meant fabrication of materials on the site and the beginning of construction of permanent buildings.

AGREEMENT

I accept and agree, prior to use of this permit or approval, to comply with all of the conditions set forth, and understand that the office of Building and Safety will not issue a building permit, or allow occupancy of the use permitted until this signed confirmation, in quadruplicate, has been received by the Planning Commission.

Date 9/16/70

Applicant's Signature VNICORN INDUSTRIES *A. Phillips*
P. no.

Date 9/16/70

Owner's Signature VNICORN INDUSTRIES *T. Phillips*
P. no.

RECEIVED
 SEP 24 1970

RIVERSIDE COUNTY
 PLANNING COMMISSION

RIVERSIDE COUNTY PLANNING DEPARTMENT
STAFF REPORT

RECEIVED
APR 24 1990
BY BOARD OF SUPERVISORS

1. Applicant: Rancho Caballero Mobile Home Park
2. Engineer/Rep.: Vedder Park Management/Mike Murphy
3. Type of Request: Addition of an RV storage parking lot.
4. Location: West of Mockingbird Canyon, south of Van Buren Blvd.
5. Existing Zoning: R-T
6. Surrounding Zoning: R-A, R-A-5, R-A-20,000, R-A-30,000, A-1-1, A-1-10, and C-1/C-P
7. Site Characteristics: Mobile Home Park composed of 303 units
8. Area Characteristics: Single family, residential, vacant land, and agriculture
9. Comprehensive General Plan Designation: Land Use: Category III/II
10. Land Division Data: Total Acreage: 78
Total Lots: 300 ±
11. Agency Recommendations: Road: 3-21-89
Health: 3-30-89
Flood: 5-15-89
Fire: 3-21-89
Building and Safety:
Grading: 3-20-89
Land Use: 6-5-89
Opposing/Supporting: None received
City of Riverside
12. Letters:
13. Sphere of Influence:

ANALYSIS

Project Description

Revised Conditional Use Permit No. 1192, Amended No. 1, is a request for formal approval of an existing parking lot as part of an existing mobilehome park. The parking area is just under one acre (.92 acre), and would be used as a recreational vehicle storage/parking area.

The subject mobilehome park was established under Conditional Use Permit No. 1192 which was approved August 31, 1970. The mobilehome park was enlarged through Conditional Use Permit No. 2486 which was approved by the West Area Planning Council on December 21, 1981.

The parking lot is located near the northwest corner of the mobilehome park off of Camino De Estrilla. This project is located south of Van Buren Blvd., west of Mockingbird Canyon Road, in the Lake Mathews Area.

Land Use/Zoning

The site is an existing mobilehome park. Surrounding land uses include, vacant land, single family residential uses, some agriculture uses, and commercial uses.

[Handwritten initials]

The site is zoned R-T. Surrounding zoning includes R-A, R-A-5, R-A-20,000, R-A-30,000, A-1-1, A-1-10, and C-1/C-P.

General Plan Consistency/Compatibility

The project site falls within the Lake Mathews Land Use Planning area. The existing mobilehome park was initially found to be compatible with surrounding land uses, and the addition of this Recreational Vehicle storage area/parking lot will not affect this determination. Therefore, this project is in conformance with the General Plan.

When the subject mobilehome park was expanded through Conditional Use Permit No. 2486, concern was raised regarding visual impacts. These concerns were mitigated through the use of landscaping and block walls. A landscaping plan will be required as a condition of approval for the parking lot in order to address potential visual impacts.

Staff has determined that the subject project will not add any significant environmental impacts that will require mitigation beyond that required for the original mobilehome park approvals.

The applicant has requested that a caretaker be allowed to occupy a self-contained recreational vehicle on the site. However, the Department of Building and Safety has indicated that this will not be allowed.

FINDINGS:

1. Revised Conditional Use Permit No. 1192 is a proposal to add an RV storage area parking lot to Conditional Use Permit 1192.
2. The project is located within the Lake Mathews Land Use Planning Area, west of Mockingbird Canyon, south of Van Buren, near Camino De Estrilla.
3. The project is within a Mobilehome Park. Surrounding land uses include vacant land, single family residential, some agricultural uses, and commercial uses.
4. The site is zoned R-T. Surrounding zoning includes R-A, R-A-5, R-A-20,000, R-A-30,000, A-1-1, A-1-10, and C-1/C-P.

CONCLUSIONS:

1. The project is consistent with the Lake Mathews Land Use Planning Area, therefore, consistent with the Comprehensive General Plan.
2. The project will not add to or cause any significant environmental concerns.

RECOMMENDATIONS:

APPROVAL of REVISED CONDITIONAL USE PERMIT NO. 1192, AMENDED NO. 1 subject to the conditions of approval.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CONDITIONS OF APPROVAL

Rancho Caballero Mobile Home Park, Ltd
15181 Van Buren Avenue
Riverside, CA 92504

REVISED
CONDITIONAL USE PERMIT NO. 1192
AMENDED NO. 1
Project Description: Addition of RV
storage
Assessor's Parcel No.: 273-030-056
District: Lake Mathews

RECEIVED AND FILED
APR 24 1990
BY BOARD OF SUPERVISORS

The use hereby permitted is for Revised Conditional Use Permit No. 1192, Amended No. 1 located within Assessor's Parcel Number(s) 273-030-056.

The permittee shall defend, indemnify, and hold harmless the County of Riverside, its agents, officers, and employees from any claims, action, or proceeding against the County of Riverside or its agents, officers, or employees to attack, set aside, void, or annul, an approval of the County of Riverside, its advisory agencies, appeal boards, or legislative body concerning REVISED CONDITIONAL USE PERMIT NO. 1192, AMENDED NO. 1. The County of Riverside will promptly notify the permittee of any such claim, action, or proceeding against the County of Riverside and will cooperate fully in the defense. If the County fails to promptly notify the permittee of any such claim, action or proceeding or fails to cooperate fully in the defense, the permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the County of Riverside.

3. This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within the two (2) year period which is thereafter diligently pursued to completion or the beginning of substantial utilization contemplated by this approval.
4. The development of the premises shall conform substantially with that as shown on Conditional Use Permit marked Exhibit A, Amended No. 1, or as amended by these conditions.
5. 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.
6. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
7. The subdivider shall comply with the street improvement recommendations outlined in the County Road Department's letter dated March 21, 1989, a copy of which is attached.
8. Water and sewerage disposal facilities shall be installed in accordance with the provisions set forth in the Riverside County Health Department's transmittal dated March 30, 1989, a copy of which is attached.
9. Flood protection shall be provided in accordance with the Riverside County Flood Control District's transmittal dated May 15, 1989, a copy of which is attached.

10. Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the County Fire Warden's transmittal dated March 21, 1989, a copy of which is attached.
11. The applicant shall comply with the recommendations set forth in the Department of Building and Safety - Land Use Section's transmittal dated June 5, 1989, a copy of which is attached.
12. The applicant shall comply with the recommendations set forth in the Department of Building and Safety - Grading Section's transmittal dated March 30, 1989, a copy of which is attached.
13. All landscaped areas shall be planted in accordance with approved landscape, irrigation, and shading plans prior to the issuance of occupancy permits. An automatic sprinkler system shall be installed and all landscaped areas shall be maintained in a viable growth condition. Planting within ten (10) feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches.
14. Prior to the issuance of grading or building permits, nine (9) copies of a Shading, Parking, Landscaping, and Irrigation Plan to assure visual buffering shall be submitted to the Planning Department for approval. The location, number, genus, species, and container size of the plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Section 18.12. (Amended at Planning Commission on 2-28-90)
15. All landscaping and irrigation shall be installed in accordance with approved plans prior to any use allowed by this permit.
16. All of the foregoing conditions shall be complied with prior to any use allowed by this permit.

LC:lgg
2/21/90

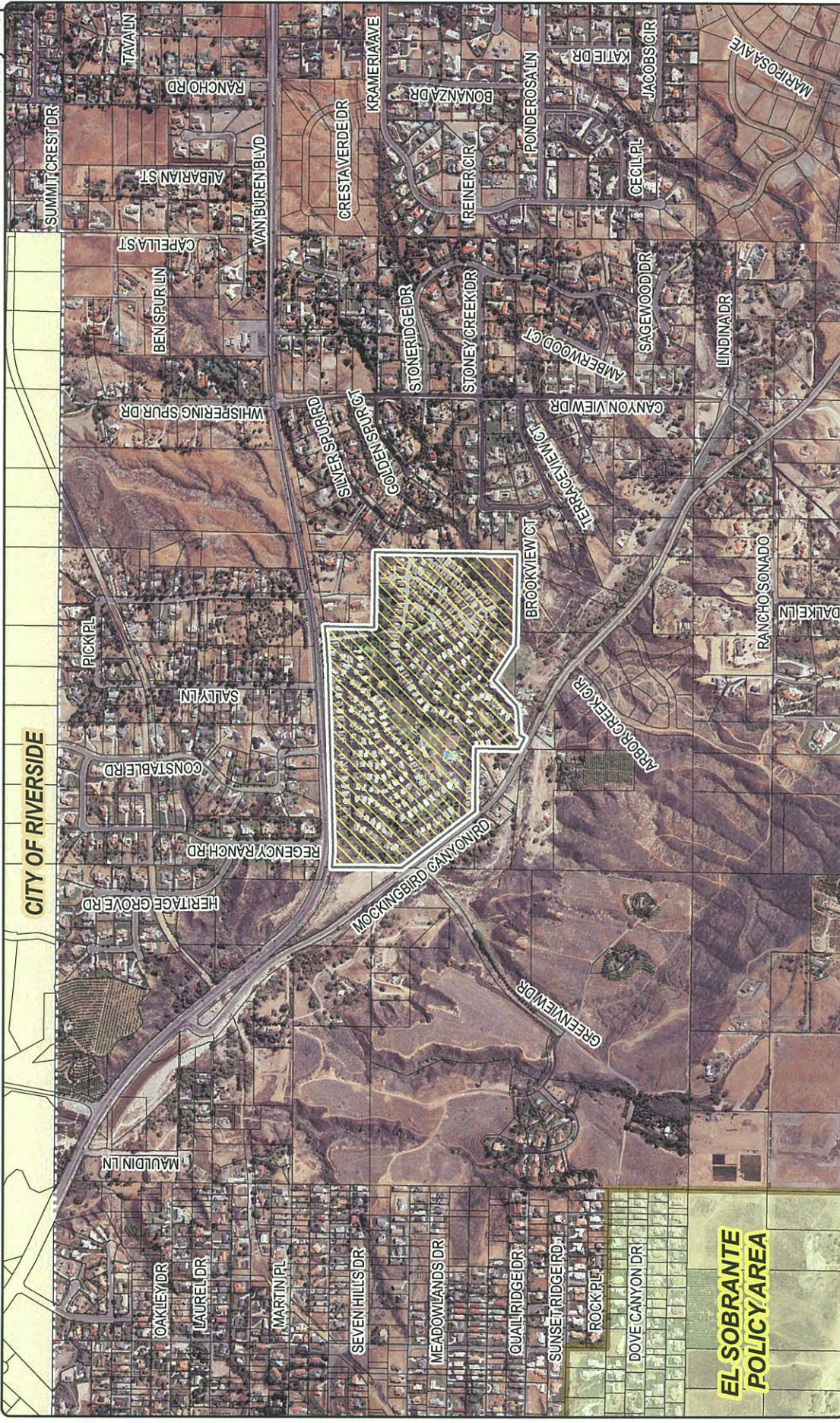
17. The above conditions of approval shall apply to the subject Recreational Vehicle Storage/Parking lot. All previously approved conditions of approval for Conditional Use Permit No. 1192 and No. 2486 shall remain applicable to the subject mobilehome park. (Added at Planning Commission on 2-28-90)
18. In the event that the mobilehome park permitted by Conditional Use Permits No. 1192 and No. 2486 ceases operation for a period of one year or more, this approval shall become null and void. (Added at Planning Commission on 2-28-90)

LC:lgg
3/6/90

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP01192R1
VICINITY/POLICY AREAS

Supervisor Buster
 District 1

Date Drawn: 10/05/09
 Vicinity Map



Assessors Bk. Pg. 273-03
 Thomas Bros. Pg. 745 E4
 Edition 2009

Zoning District: Lake Mathews
 Township/Range: T3SR5W
 Section: 27

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/indio.htm>

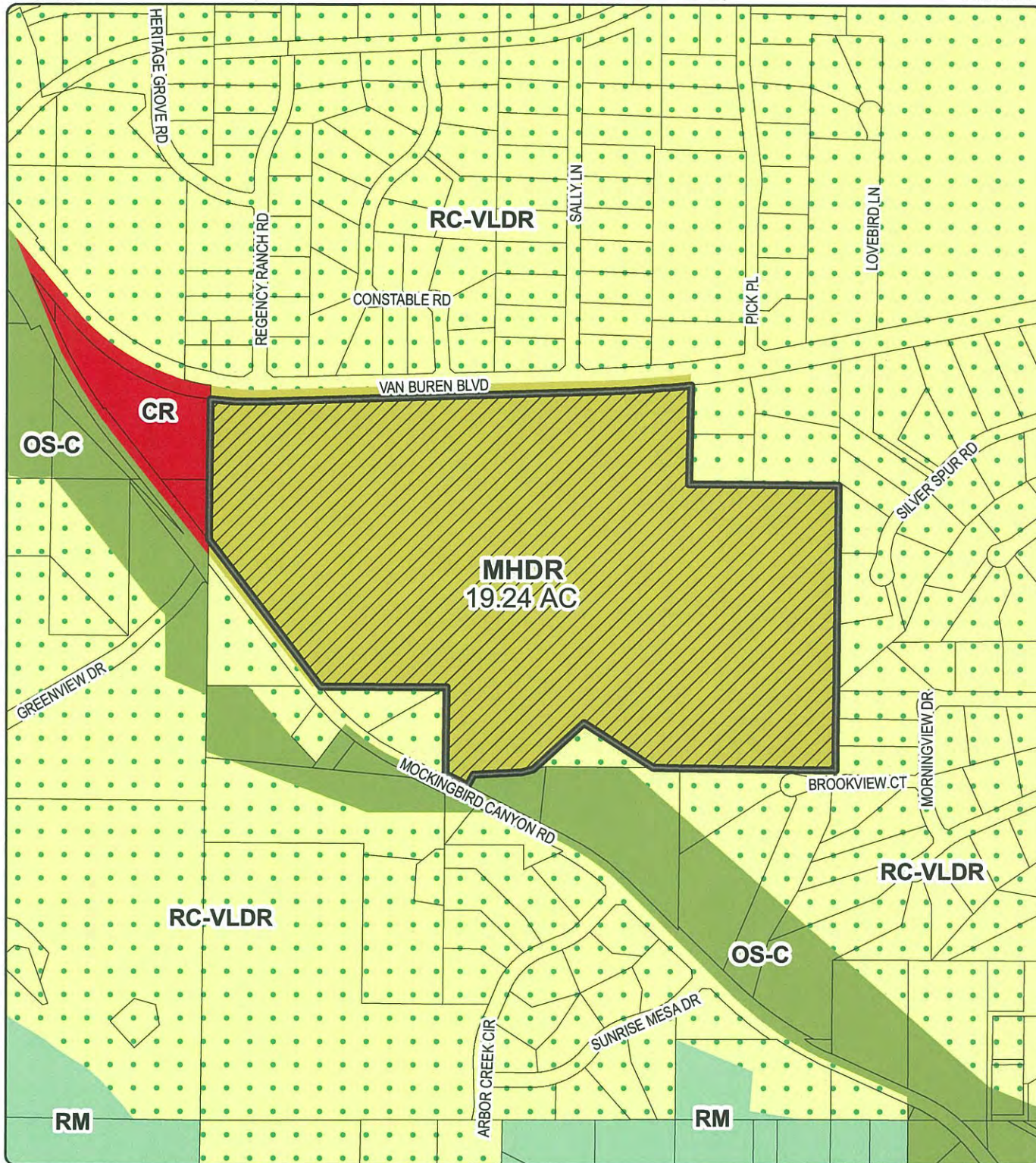
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP01192R1

EXISTING GENERAL PLAN

Supervisor Buster
District: 1

Date Drawn: 10/05/09
Exhibit 5



Zoning District: Lake Elsinore
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-03
Thomas Bros. Pg. 745 E4
Edition 2009

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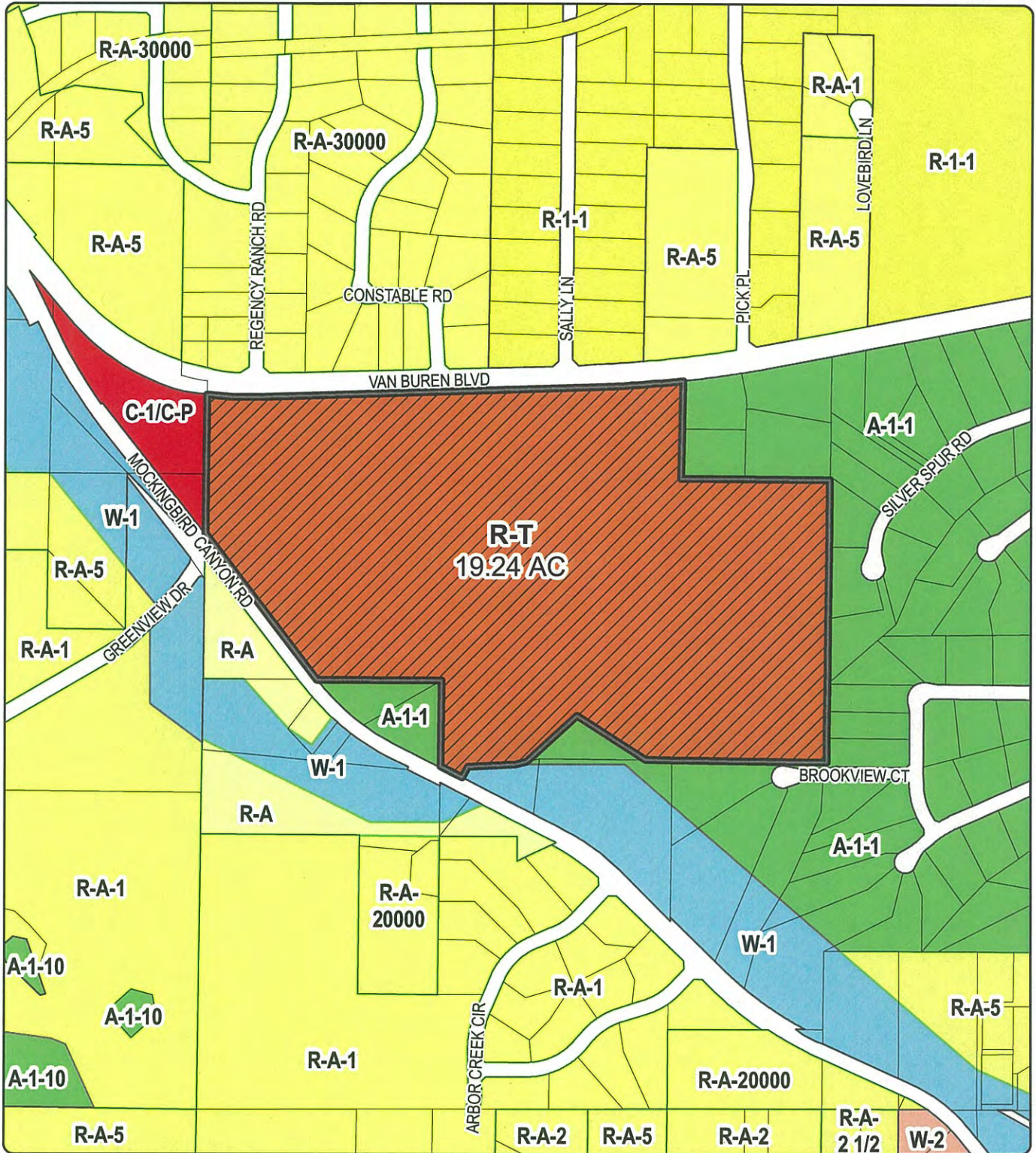
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP01192R1

EXISTING ZONING

Supervisor Buster
District 1

Date Drawn: 10/05/09
Exhibit 2



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-03
Thomas Bros. Pg. 745 E4
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP01192R1

LAND USE

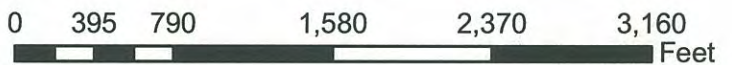
Supervisor Buster
District 1

Date Drawn: 10/05/09
Exhibit 1



Zoning District: Lake Mathews
Township/Range: T3SR5W
Section: 27

Assessors Bk. Pg. 273-04
Thomas Bros. Pg. 745 E4
Edition 2009



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39774

Project Case Type (s) and Number(s): **CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1**

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Jeff Horn

Telephone Number: (951) 955-4641

Applicant's Name: Rancho Caballero Mobile Home Park

Applicant's Address: 15181 Van Buren BLVD, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description: **CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1** proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

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

C. Total Project Area: 19.24 Gross Acres

Residential Acres: 19.24	Lots:	Units: 5	Projected No. of Residents: 16
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 273-030-056

E. Street References: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 3 South, Range 5 West, Section 27NW and Township 3 South, Range 5 West, Section 27P

G. Brief description of the existing environmental setting of the project site and its surroundings: The project proposes infill development on the northwesterly portion of an existing mobilehome park.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site is currently designated Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre).
- 2. Circulation:** The project site bounded Van Buren Boulevard and Mockingbord Canyon Road. Access shall not be permitted from Mockingbird Canyon Road. The project shall comply with the Circulation element of the General Plan and all other applicable policies.

3. **Multipurpose Open Space:** The project site is located within the Western Riverside County Multispecies Habitat Conservation Plan; however, the project is not located with a criteria area. The project shall meet all applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is not located within a high fire area. The project site is not located within a flood plain. The project site is also not within a fault zone and an area that is subject to liquefaction and subsidence. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. The project shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for very low residential and commercial uses. Neither use is considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
6. **Housing:** The conditional use permit will result in additional housing units within the project site. The project complies with all applicable policies of the housing element.
7. **Air Quality:** The revision to the conditional use permit will result in additional vehicle trips in the vicinity of the project. The project shall comply with all applicable policies of the air quality element.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) to the north and east, Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the south, and Community Development: Medium High Density Residential (CD:MHDR), Rural Community: Very Low Density Residential (RC:LDR) (One Acre Minimum) and Open Space: Conservation (OS:C) to the west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

May 27, 2010

Date

Jeff Horn, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project is located within the vicinity of a scenic highway. Scenic Highways provide the motorist with views of distinctive natural characteristics that are not typical of other areas in the County. The intent of these policies is to conserve significant scenic resources along scenic highways for future generations and to manage development along scenic highways and corridors so that it will not detract from the area's natural characteristics.

There is one State Eligible Scenic Highway adjacent to the proposal. Mockingbird Canyon Road runs along the westerly property line of the project site. The project site conforms to the intent of the Scenic Highway policy through design by adhering to a 50-foot property line setback for all buildings fronting on Mockingbird Canyon Road. This design future will ensure scenic views along the highway will remain intact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site is located 47.00 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research and a general planning condition has been placed on the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant. (10.PLANNING.09)

b) The amount of light that will be created is consistent with levels found in typical commercial developments. There are existing residences surrounding the proposed project to the north, east, and west. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with City requirements to prevent spillover onto adjacent properties. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is designated as Urban/Built Up land. Therefore the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.

b) The proposed project is not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) The project would result in the creation of residential uses within 300 feet of property zoned for Agricultural uses. The parcels to the south and west of the site are zoned Light Agriculture – 1 Acre Minimum (A-1-1); however, they do not currently contain active agricultural uses. The majority of the subject site is currently developed in conformance with the previous land use approval. Therefore, any impacts are considered less than significant.

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project site and surrounding area are designated as Urban/Built Up land. Therefore the project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

b) The project site and surrounding area are designated as Urban/Built Up land. Therefore, the project would result in the loss of forest land or conversion of forest land to non-forest use

c) The land uses surrounding the project site do not include active forest land and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

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	<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
emissions?				
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 Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 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. The revision to CUP01992 will allow a increase in the population projected for the site; however, the population proposed by this project is not substantial and will not obstruct the implementation of the 2003 AQMP. Therefore, the impact is considered less than significant.

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

The General Plan (2003) is a policy document that reflects the vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element.

The project would impact air quality in the short-term during construction and in the long-term through operation. Construction activities associated with the Project would result in emissions of carbon monoxide (CO), volatile organic gases (VOC), nitrogen dioxide (NOX), particulate sulfate (SOX) and particulate matter (PM10 and PM2.5). Construction emissions are expected from the use of construction equipment (including heavy diesel trucks) and fugitive dust (associated with site preparation and equipment travel on paved and unpaved roads). Construction emissions would occur in close proximity to the disturbance area, but some spillover into the surrounding community may occur. In accordance with standard requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. The project will be required to provide water efficient landscaping and irrigation, bicycle racks, and pedestrian walkways per standard County requirements. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptors include residential uses to the north, east and west, of the site. Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. However, due to the temporary nature of the project construction, activities are anticipated to produce less than significant impacts. Additionally, adherence to County Ordinances would minimize these emissions through construction method and equipment standards. The proposed residential uses would not be creating substantial point source emissions. Therefore, the impact is considered less than significant.

e) The proposed project will result in the development of commercial use; however, there are no existing substantial point source emitters within one-mile of the project site. Therefore, the impact is considered less than significant.

f) The proposed project is not anticipated to result in or create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area. A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands does not increase. Therefore, this impact is considered less than significant with mitigation incorporated. (60.EPD.10)

b) The project site has been disturbed by previous agricultural activity. Therefore, the proposed project is not anticipated to contain endangered or threatened species as listed on Title 14 of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Code of Regulations or in Title 50, Code of Federal Regulations. Therefore, there is considered less than significant.

c) The project site has been disturbed by previous agricultural activity. It is not anticipated that the project will 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 Game or U. S. Wildlife Service. Therefore, the impact is considered less than significant.

d) The project site is located in an area that has been disturbed by agricultural uses in the past. The site is primarily devoid of wildlife habitat. Although wildlife currently can move freely throughout the site, this parcel is not considered a corridor or constrained linkage area. Therefore the project shall not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e-f) A watercourse traverses the northern portion of the project site. Therefore, the project will be required to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines if the watercourse is determined to contain riparian/riverine habitat. Areas of compliance include, but are not limited to: 1. All landscaping shall conform to MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64; 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions; 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands and shielding shall be incorporated in project designs to ensure ambient lighting in the MSCHP Conservation Area(s) and/or PQP Lands do not increase. If any grading or construction is proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Also, written notifications shall be provided to the County Planning Department from the land divider/permit holder that alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Therefore, the impact would be considered less than significant with mitigation incorporated. (60.EPD.10)

g) The proposed project site does not contain any oak trees or other protected resources. Therefore, the project shall not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. (60.EPD.10)

Monitoring: Monitoring shall be conducted by the Environmental Programs Department during the Building and Safety plan check process

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.

- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict known existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

- a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or based on other substantial evidence of a known fault?

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

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

a) The project is located in an area of low liquefaction potential. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

Mitigation: No mitigation required.

Monitoring: No monitoring required

15. 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 and GIS information.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards

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

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

- a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet.
- c) Grading will not negate or affect the subsurface sewage disposal systems.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- c) The proposal is serviced by sewer, and therefore will be affected by 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.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

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

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

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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20. 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project site lies within a high 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. The project will be condition to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Findings of Fact:

a) The proposed project, the addition of five (5) residential mobile home space requiring an area of constructions of less than one (1) acre, would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis The proposed residential units will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) As an extension of the anticipated existing development patterns, the proposed addition of five (5) residential units to an existing mobile home park will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

Findings of Fact:

- a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The proposed project will be located on land, which is currently being used for growing avocados. The use of pesticides may occur as a result of this agricultural use. Since the avocado orchards currently exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.
- b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.
- c) The project will provide adequate access to the proposed residential use and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, as a result, it would not create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

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?

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?

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

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. 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:

The project is located in a high fire hazard area. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1. (This is a standard condition of approval and is not considered mitigation under CEQA.)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) A natural watercourse exists along the northern portion of the subject parcel. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Implementation of the project will not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The creation of a five additional mobile home lots will not violate any water quality standards or waste discharge requirements. The project has been conditioned prior to grading permit issuance to submit copies of the BMP improvement plans, a copy of the project specific WQMP, and any other necessary documentation to the RCFCD for review. All proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BMP's shall be shown on the grading plan. Therefore, the impact is considered less than significant with mitigation incorporated.

Additionally, the project has been conditioned to provide to the Building and Safety Department evidence of compliance with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to issuance of any grading or construction permit. The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner/operator would 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. Therefore, the impact is considered less than significant with mitigation incorporated.

- c) The Western Municipal Water District will provide water during construction, and after construction to the development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

- a) A natural watercourse exists along the northern portion of the subject parcel. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Implementation of the project will be designed to not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b) The proposed commercial center shall not create changes in absorption rates or the rate and amount of surface runoff.
- c) Proposed pads are not located within a flood plain and will not 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).
- d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, RCLIS, 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 proposing residential uses which are in compliance with the future anticipated growth within the Lake Mathews/Woodcrest Area Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) The proposed project is located within the Riverside city sphere of influence. The revision to the existing conditional use permit will not affect the existing land use, therefore the project will have a less than significant impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

28. 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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The proposed project site is currently zoned Mobile Home Subdivisions and Mobile Home Parks (R-T). The proposed use, five (5) additional single family residential units to the existing mobile home park, is a permitted use subject to approval of a conditional use permit, in the Mobile Home Subdivisions and Mobile Home Parks (R-T) zoning classification.
- b) The project site is surrounded by properties which are zoned Residential Agricultural – 30,000 sq. ft. Minimum (R-A-30000) and One Family Dwellings – One Acre Minimum (R-A-1) to the north, Light Agricultural – One Acre Minimum (A-1-1) to the east, Light Agricultural – One Acre Minimum (A-1-1) and Watercourse, Watershed & Conservation Areas (W-1) to the south, and General Commercial (C-1/C-P), Residential Agricultural (R-A), Light Agricultural – One Acre Minimum (A-1-1), and Watercourse, Watershed & Conservation Areas (W-1) to the west. The proposed project is compatible with the existing and surrounding zoning.
- c) The project is surrounded by single-family residences on large lots and vacant and agricultural lands. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The land use designation for the proposed project site Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre). Development of this project will be consistent with the land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. 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-5 "Mineral Resources Area"

Findings of Fact:

- a. The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b. The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c. The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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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Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a commercial development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

a) The project propose to add five (5) additional units to an existing 187 unit mobile home park; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the addition of five (5) residential units, which equates to an increase of fifteen (15) additional persons. This population increase will not exceed official regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

31. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Sheriff Services

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Schools

Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Libraries

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Health Services

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

Findings of Fact: The proposed commercial uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

36. Parks and Recreation

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) The proposed commercial uses and potential land subdivision on the low density residential portion to remain will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) The residential portion of the project site will be required to pay parks and recreation fees to the appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. However, the area being changed to commercial uses is not subject to QUIMBY fees. Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore no recreational trails shall be proposed.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

38. Circulation

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

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

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

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

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

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

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

Findings of Fact:

a) The project has an existing primary access point located on the southerly side of Van Buren Blvd, a Urban Arterial Highway within the circulation element. Therefore, the map will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) The proposed project will increase vehicular traffic. Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed subdivision will allow five (5) additional residential lots, contributing an additional 50 trips per day generated from the project site. The project's only access point is along Mitchell Road, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" four lane Urban Arterial Highway as having 28,700 average daily trips (ADT). As such, the proposed project's additional 30 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The impact is considered less than significant.

c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.

g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Bike Trails

Source: RCIP

Findings of Fact: RCIP, Riverside Extended Mountainous Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: There are no general plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

40. Water

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

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

Source: Department of Environmental Health Review, Staff Review, application materials.

Findings of Fact: The project will be served by Western Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Beaumont/Cherry Valley Water District. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: No mitigation required.

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

41. Sewer

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

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

Source: Department of Environmental Health Review.

Findings of Fact:

a-b) The project will be served by sewer provided by Western Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

42. Solid Waste

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Source: RCIP

Findings of Fact:

a-c) The project proposes the addition of five (5) residential units. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of SCE, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

44. Energy Conservation

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

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

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

Monitoring: No monitoring required

OTHER

45. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

46. 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.

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

Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

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

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:

PDB-4878 "MSHCP Compliance Report, Including: Burrowing Owl Habitat Assessment, Riparian/Riverine and Vernal Pool Assessment (RRVP)." Prepared by Jeff W. Kidd Biological Consulting, dated January 26, 2007.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th 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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP01192R1. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 1192, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 1192, Revised Permit No. 1, Amended No. 3, dated November 11, 2008.

APPROVED EXHIBIT L = Conceptual Landcaping Plan for Conditional Use Permit No. 1192, Revised Permit No. 1, dated November 11, 2008.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horiz. to vert.) or over 30' in vertical

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

10. GENERAL CONDITIONS

10.BS GRADE. 8 USE-G2.6SLOPE STABL'TY ANLYS (cont.) RECOMMND

height - unless addressed in a previous report.

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

10.BS GRADE. 10 USE-G2.8MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 11 USE-G2.9DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "GRADING".

10.BS GRADE. 12 USE-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 13 USE-G2.23 OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

10. GENERAL CONDITIONS

10.BS GRADE. 15 USE-G3.3RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 16 USE-G3.4CRIB/RETAIN'G WALLS RECOMMND

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

10.BS GRADE. 17 USE-G4.1E-CL 4:1 OR STEEPER RECOMMND

Plant & irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees or as approved by the Building & Safety Department's Erosion Control Specialist.

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 19 USE-G2.17LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage.

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

10. GENERAL CONDITIONS

10.BS GRADE. 20 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NO PERMITS REQD RECOMMND

Based on the information provided, no permits from the Hazardous Materials Division will be required.

10.E HEALTH. 2 USE - RE-REVIEW POSSIBLE RECOMMND

If further review of the site indicates additional Environmental Health issues, the Hazardous Materials Division reserves the right to regulate the business in accordance with applicable County Ordinances.

10.E HEALTH. 3 RWQCB - GENERAL COMMENTS RECOMMND

This facility is operating a large scale dedicated wastewater treatment facility that is permitted by the State of California, Santa Ana Regional Water Quality Control Board (SARWQCB). Please contact SARWQCB for further requirements at (951) 782-4130.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056.

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1

- UWIG

RECOMMND

The project must avoid indirect impacts to conserved habitats and must be compliant with section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.)

RECOMMND

Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED
ADJACENT TO THE MSHCP CONSERVATION AREA
BOTANICAL NAME-COMMON NAME
Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids/varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.)

RECOMMND

Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape
marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover
myoporum
Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG (cont.) (cont.) (cont.)

RECOMMND

Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Minimum required fire flow shall be 1000 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2007 CBC.

10.FIRE. 3 USE-#76-STANDARD FH 330/165 RECOMMND

Approved standard fire hydrants (6"x4"x2 1/2") shall be located at alternate street intersections and spaced not more than 330 feet apart in any direction with no portion of any lot frontage more than 165 feet from a fire hydrant.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit No. 01192R1 is a proposal to increase the number of spaces in an existing mobile home park. The mobile home park is located in the Woodcrest area on the south side of Van Buren Boulevard and on the north side of Mockingbird Canyon Road.

Runoff from Van Buren Boulevard dumps into a small watercourse which flows westerly along the northerly portion of 2 of the proposed spaces. To protect the building pads, rip rap, concrete slope protection or other erosion control measures may be needed to prevent erosion of the banks of the watercourse. The proposal will disturb less than one acre.

This project is located in the Mockingbird Canyon Watershed. The District is concerned about development occurring in this watershed. Normally, a mitigation fee is charged to development based upon the fee structures set for land division having a comparable anticipated

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10. GENERAL CONDITIONS

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

RECOMMND

impervious surface area. The increase in impervious area of this project is insignificant and therefore no mitigation fee will be charged with this proposal. However, should additional development be proposed, the mitigation fee may be levied at that time.

PLANNING DEPARTMENT

10.PLANNING. 3 USE - GEO02130

RECOMMND

County Geologic Report (GEO) No. 2130, submitted for this project (CUP01192R1) was prepared by Allied Earth Technology and is entitled: "Geotechnical Investigation, Proposed Mobile Home Sites, Rancho Caballero Mobile Home Park, 15181 Van Buren Boulevard, County of Riverside, State of California, Project No. 07-RC", dated August 10, 2008. In addition, Allied Earth Technology prepared response to County comments entitled "Project No. 07-RC, Geotechnical Investigation, Proposed Mobile Home Sites, Rancho Caballero Mobile Home Park, 15181 Van Buren Boulevard, Riverside County, California", dated October 1, 2009. This document is herein incorporated as a part of GEO02130.

GEO02130 concluded:

1.No evidence of faulting was noted during the geologic reconnaissance or in the exploratory trenches.

2.Soil liquefaction does not present a significant geotechnical hazard to the propose site development.

3.Results of the geologic reconnaissance indicated no evidence of past slope movements on the site or adjacent properties. The bedrock unit underlying the site, which consists of granitic rock and dense residuum, is not generally susceptible to deep-seated landsliding.

4.No signs of any seepage or instability was noted during eh site investigation.

GEO02130 recommended:

1.The currently proposed site development is feasible from a geotechnical engineering standpoint provided that the recommendations presented in this report (GEO02130) are incorporated into the design plan(s) and are properly

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02130 (cont.)

RECOMMND

implemented during the construction phase.

2.It is recommended the loose upper fill soils similar to those encountered in Trench Nos. 1 and 2 to a depth of 18 inches within each lot be removed.

GEO No. 2130 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2130 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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.

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

10.PLANNING. 5 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 6 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close

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10. GENERAL CONDITIONS

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND (cont.)

RECOMMND

association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 7

USE - COMPLY WITH ORD./CODES

RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 8

USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

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

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

10.PLANNING. 21 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 25 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 26 USE - EXTERIOR NOISE LEVELS RECOMMND

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

10.PLANNING. 32 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 34 USE - 90 DAYS TO PROTEST RECOMMND

The project applicant has 90 days from the date of approval of these conditions to protest, in accordance with the

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10. GENERAL CONDITIONS

10.PLANNING. 34 USE - 90 DAYS TO PROTEST (cont.) RECOMMND

procedures set forth in Government Code Section 66020, The imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of the project.

10.PLANNING. 39 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 40 USE - 2ND DIST LS GUIDELINES RECOMMND

The permit holder shall comply with the intent of the "DESIGN AND LANDSCAPE GUIDELINES FOR DEVELOPMENT IN THE SECOND SUPERVISORIAL DISTRICT (Revised)", approved by the Board of Supervisors, September 15, 1998, and revised October 23, 1998.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 3 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit

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10. GENERAL CONDITIONS

10.TRANS. 3 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.7DRNAGE DESIGN Q100 (cont.) RECOMMND

year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

60.BS GRADE. 6 USE-G2.14OFFSITE GDG ONUS RECOMMND

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

60.BS GRADE. 7 USE-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 9 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 10 USE IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 - EPD GRADING PLAN CHECK

RECOMMND

The areas mapped as "Riparian Riverine Habitat (TYP.)" on CUP01192R1 Amd. 3, Exhibit A, dated 11/21/08, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Grading Plan to the satisfaction of the Environmental Programs Department.

60.EPD. 2 - FENCING

RECOMMND

The areas mapped as "Riparian Riverine Habitat (TYP.)" on CUP01192R1 Amd. 3, Exhibit A, dated 11/21/08, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. The fencing shall be inspected by Environmental Programs Department staff prior to grading permit issuance.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS

RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.)

RECOMMND

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.

60.PLANNING. 2 USE - FEE BALANCE

RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 - FINAL INSPECTION

RECOMMND

Prior to final inspection, Environmental Programs department staff shall inspect the site to ensure that the areas mapped as "Riparian Riverine Habitat (TYP.)" on CUP01192R1 Amd. 3, Exhibit A, dated 11/21/08, where not disturbed during grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT

RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

80.FIRE. 1

USE-#4-WATER PLANS

RECOMMND

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

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

PLANNING DEPARTMENT

80.PLANNING. 1

USE - LC LANDSCAPE PLOT PLAN

RECOMMND

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

At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

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 Planning 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 planning 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 Planning Department shall clear this condition.

80.PLANNING. 2 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2

USE - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 3

USE - LNDSCPE PROJECT SPECIES

RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific landscape conditions shall be met prior to landscape final Minor Plot Plan

a. Landscape plans to conform to Building and Safety Erosion Control

The Planning Department shall clear this condition upon determination of compliance.

80.PLANNING. 12

USE - MINIMUM FLOOR AREA

RECOMMND

ALL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE - MAXIMUM DWELLING UNITS RECOMMND

A maximum of five (5) additional dwelling units are allowed under this permit.

80.PLANNING. 30 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 40 USE - FEE BALANCE RECOMMND

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.

80.PLANNING. 41 MAP - Walls/Fencing Plans RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 41

MAP - Walls/Fencing Plans (cont.)

RECOMMND

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS

RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

This facility is currently under operating permit with the Department of Environmental Health (DEH), District Environmental Services (DES) Division. The applicant must update their permit to operate, as well as, pay all required fees. Please contact DES at (951) 358-5172.

FIRE DEPARTMENT

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

RECOMMND

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

90.FIRE. 2 USE-#66-DISPLAY BOARDS

RECOMMND

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - LC LNDSCP INSPECT DEPOST

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment 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 Planning

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - LC LNDSKP INSPECT DEPOST (cont.) RECOMMND

Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSKP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 5 USE - MINIMUM FLOOR AREA RECOMMND

All dwelling units shall have a minimum floor living area of not less than 750 square feet. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition.

90.PLANNING. 8 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 42 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

Recreational Vehicle Storage and Parking shall not longer be allowed on the 0.92 acre designated area located at the northwest corner of the proejct site.

90.PLANNING. 9 USE - ACCESSIBLE PARKING RECOMMND

A minimum of five (5) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9

USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 13

USE - LIGHTING PLAN COMPLY

RECOMMND

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

90.PLANNING. 15

USE - NO ROOF EQUIPMENT

RECOMMND

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

90.PLANNING. 17

USE - UTILITIES UNDERGROUND

RECOMMND

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

06/15/10
10:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18 USE - WALL & FENCE LOCATIONS

RECOMMND

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

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF

RECOMMND

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

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - SOUTH COUNTY
39493 Los Alamos Road
Murrieta, CA 92563

DATE: September 13, 2004

TO:

Riv. Co. Transportation Dept. (4)
- Russ Garrett (MS #1080)
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control Dist.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety Dept.
- Grading
Riv. Co. Regional Park & Open Space Dist.
EIC Attachment A
Riverside Planning Central Files

CONDITIONAL USE PERMITNO. 1192R1 EA No. 39774 - Applicant: Rancho Caballero Mobil Home Park - Engineer/Rep.: MCDermott Lawrence- First Supervisorial District - Lake Mathews - Area Plan: Lake Mathews-Woodcrest - Located south of Van Buren Boulevard and east of Mocking Bird Canyon Road - 19.24 acres - R-T Zone - **REQUEST:** Ad sixteen Mobil home spaces to an existing Mobil Home Park - Schedule N/A - APNs: 273-030-056 - Concurrent Cases: N/A- Related Cases: CUP1209, PUP783 and EA37118 - 1st. Transmittal

Please review the case described above, along with the attached tentative map/exhibit. This item will not be discussed in LDC at this time, but will be reviewed for comments due on **October 14, 2004**. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the review date. If the exhibit cannot be cleared, please have corrections in the System and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other agencies please have comments/conditions to the Planning Department as soon as possible, but no later than 14 days after the review date. Your comments/recommendations/conditions are requested so they may be incorporated in the staff report for this particular case. Should you have any questions regarding this item, please do not hesitate to contact **Miguel Vazquez**, Contract Planner, (951) 600-6481, or e-mail at [mvazquez@rctlma.org](mailto:m vazquez@rctlma.org) **MAILSTOP #: 5158**

COMMENTS:

FILE COPY

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

**COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: October 26, 2006

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Vasquez)
County Geologist
Environmental Programs Dept.
Regional Parks & Open Space

CONDITIONAL USE PERMIT NO. 01192, REVISED PERMIT NO. 1, AMENDED NO. 1 – EA39774 –
Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Lawrence McDermott – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road – 19.24 Gross Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** The Revised Conditional Use Permit proposes to add sixteen (16) mobile home spaces to an existing mobile home park. - APN: 273-030-056.

Please review the attached exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **November 16, 2006 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Kinika Hesterly**, Project Planner, (951)955-3626, or e-mail at khesterl@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
CALIFORNIA TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 8, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire

Dept. of Bldg. & Safety (Grading)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1, AMENDED NO. 2 – EA39774 –
Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Secutrac – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and Easterly of Mockingbird Canyon Road – 19.24 Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** This project is the first revised permit for Conditional Use Permit which was originally approved for a mobile home park with 187 dwelling units and recreational facilities. The revised permit is a request to add five (5) additional single family residential lots to the existing mobile home park for a total of 192 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site.- Related Cases:CUP01192, CUP01192S1 and CUP01192S2 - APN: 273-030-056

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **May 29, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE CO

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.



Tim C CABALLERO



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Richard K. Lashbrook
Agency Director

Planning Department

Robert C. Johnson
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> PLOT PLAN | <input type="checkbox"/> PUBLIC USE PERMIT | <input type="checkbox"/> COMMERCIAL WECS PERMIT |
| <input checked="" type="checkbox"/> REVISED PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT | <input type="checkbox"/> SECOND UNIT PERMIT |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____

A. APPLICATION INFORMATION

1. Applicant's Name: Rancho Caballero MHP Email: _____
 Mailing Address: 15181 Van Buren Blvd Fax: 909-780-6678
Riverside STREET CA 92504
 CITY STATE ZIP
 Telephone No.: (909) 830-0412 (8am - 5pm)
2. Owner's Name: Rancho Caballero MHP Ltd. Email: _____
 Mailing Address: Same Fax: _____
 STREET
 CITY STATE ZIP
 Telephone No.: () () () (8am - 5pm)

If the property is owned by more than one person, attach a separate page which lists the names and addresses of all persons having an interest in the property.

3. Eng./Rep. Name: LAWRENCE McDERMOTT
 Mailing Address: 18075 LA VENTANA Email: lmcd007@earthlink
(909) 304-0111 Fax: 696-5218 (8am - 5pm) .NOT

The Planning Department will primarily direct communications regarding a permit to the person identified above as the Eng./Rep. The representative may be the land owner, applicant or agent. A name, address and phone number must be provided for an application to be acceptable.

FORM 295-1010 (Rev. May 23, 2002)

Main Office
4080 Lemon Street
2nd Floor
P.O. Box 1409 Riverside
California 92502-1409
(909) 955-3200 FAX (909) 955-1806

Murrieta Office
39493 Los Alamos Road
Suite A
Murrieta, CA 92564
(909) 600-6170
FAX (909) 600-6145

Indio Office
82675 Highway 111, 2nd Fl.
Room 209
Indio, CA 92201
(760) 863-8277
FAX (760) 863-7040

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Signature] Date: 5-19-04

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Signature]
(All owners must sign)
(Note: Written authority may be attached)
for Rancho, Cahuilla MHA Ltd
and Vedder Community Management
(Note: Written authority may be attached)

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 273-030-056
2. Section: 27 Township: 35 Range: 5W
3. Approximate Gross Acreage: ~~76 ACRES~~, 19.24 AC.
4. General Location: (street address, cross streets) North of: VAN BUERN & MOCKINGBIRD CANYON
South of: VAN BUREN East of: MOCKINGBIRD West of: N/A
5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder).
Current owner's grant deed will suffice.
SEE ATTACHED

PROJECT INFORMATION:

1. Proposal (Describe Project): ADD 16 SPALES
2. Related cases filed in conjunction with this request: CUP 1192
3. Is there a previous application filed on the same site? Yes No
If yes, Case Number: 1192 (Parcel Map, Zone Change, etc.) CUP
Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____
4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes No
If "No", how far must the sewer line(s) be extended to provide service? 1200 LF. # of feet or miles

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

7. How much grading is proposed for the project size?

Amount of cut = cubic yards 10,000 Amount of fill = cubic yards 80,000

8. Does the project need to import or export dirt? Import Export Neither

9. How many truck loads? 3,200 truck loads.

10. What is the source/destination of the import/export? UNKNOWN AT THIS TIME.

11. What is the square footage of the usable pad area? (Area excluding all slopes) 4,500 square feet / SPACE

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: N/A

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land Pay Fees Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map. N/A

14. Does the project exceed more than one acre in area?

Yes No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

- a. Santa Ana River c. Santa Margarita River
 b. San Jacinto River d. Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

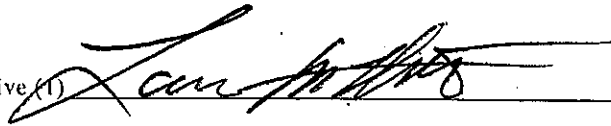
Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted without this signed statement.

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. These site(s) is (are) as follows: (may be listed on an attached sheet)

Owner/
Representative (1)



Date

8/20/04

Owner/
Representative (2)

Date

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987 Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up "after the fact". Runoff from construction and grading sites can carry pollutant material into storm drains. Prior to performing any construction or grading activities we encourage you to review "Supplement A" to the Riverside County Drainage Area Management Plans which is available at each of our Regional Offices, or on-line at <http://www.tlma.co.riverside.ca.us/planning/deptguidelines.html> . The Supplement provides "best management practices" (BMP) to be utilized in insuring that erosion, sedimentation, and other stormwater pollution problems are dealt with before they become a problem for the property owner. Noncompliance with Riverside County Ordinance 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

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 PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 1192, REVISED PERMIT NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Rancho Caballero Mobile Home Park – Engineer/Representative: Secutrac – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Medium High Density Residential (CD:MHDR) (5-8 Dwelling Units Per Acre) – Location: Southerly of Van Buren Boulevard and easterly of Mockingbird Canyon Road – 19.24 Gross Acres – Zoning: Mobile Home Subdivisions and Mobile Home Parks (R-T) – **REQUEST:** The Conditional Use Permit proposes to add five (5) additional single family residential units to the existing mobile home park for a total of 207 dwelling units. The additional five (5) lots will be located in the northwestern corner of the project site. – APN: 273-030-056 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rcplma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/22/2010

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

APN (s) or case numbers CUP1192R1 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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


NAME: Vinnie Nguyen

TITLE GIS Analyst

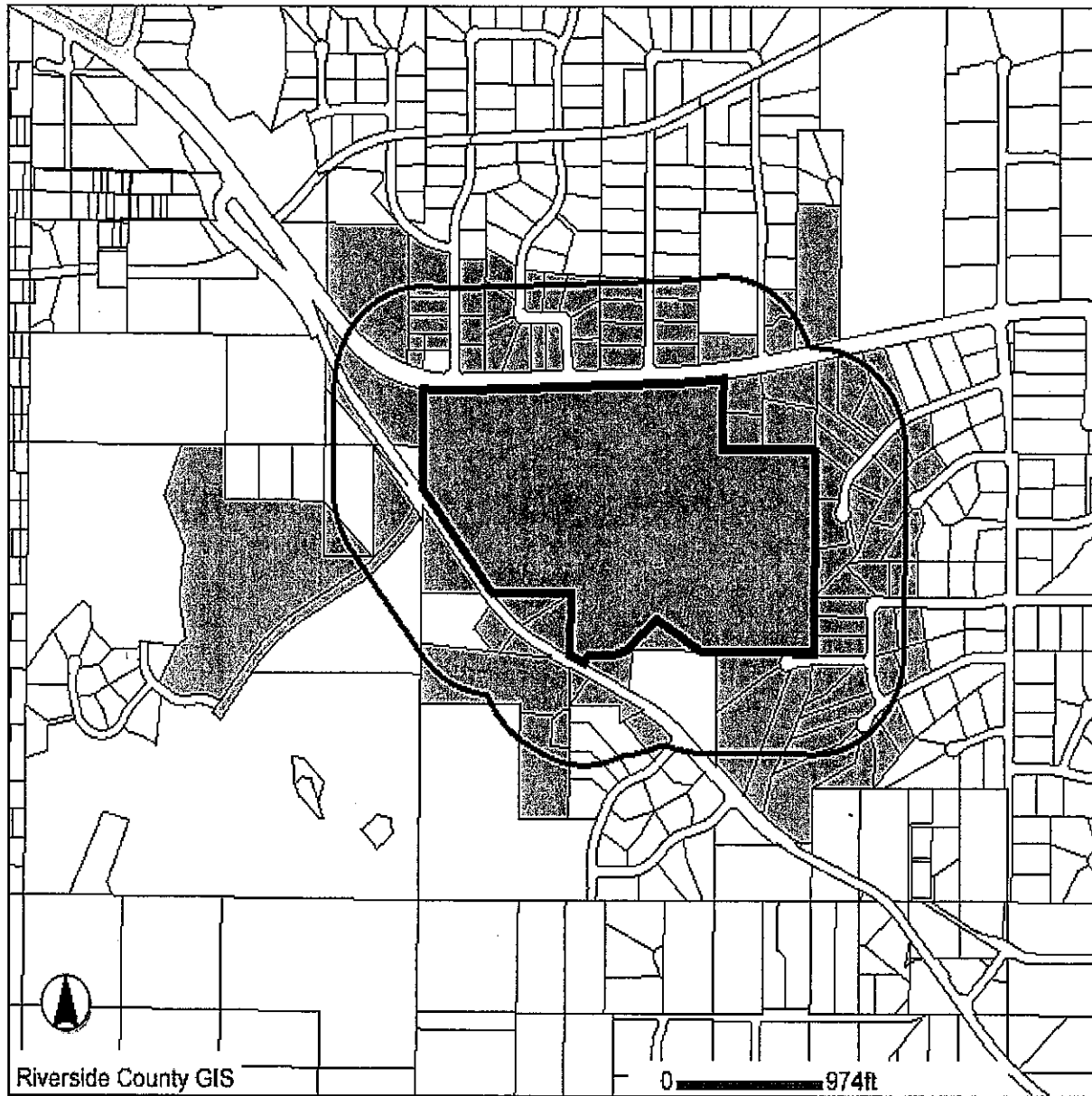
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/26/2010 
EQUUS. 10/26/2010

600 feet buffer



Selected parcel(s):

- | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 271-110-008 | 271-110-015 | 271-110-018 | 271-160-002 | 271-160-006 | 271-160-010 | 271-160-012 |
| 273-030-001 | 273-030-056 | 273-040-005 | 273-040-006 | 273-040-008 | 273-040-009 | 273-040-017 |
| 273-040-020 | 273-040-021 | 273-040-022 | 273-040-023 | 273-040-024 | 273-040-032 | 273-040-050 |
| 273-400-001 | 273-400-002 | 273-400-003 | 273-400-004 | 273-401-006 | 273-401-007 | 273-401-008 |
| 273-401-009 | 273-410-006 | 273-411-005 | 273-411-006 | 273-430-006 | 273-430-007 | 273-430-008 |
| 273-430-009 | 273-430-010 | 273-430-011 | 273-430-012 | 273-430-013 | 273-430-014 | 273-430-015 |
| 273-430-016 | 273-430-017 | 273-430-024 | 273-430-025 | 273-430-026 | 273-430-035 | 273-430-038 |
| 273-430-041 | 273-430-042 | 273-430-043 | 273-440-012 | 273-440-013 | 273-440-014 | 273-440-015 |
| 273-440-033 | 273-440-035 | 273-440-036 | 273-440-046 | 273-440-047 | 273-440-048 | 273-450-002 |
| 273-510-001 | 273-510-002 | 273-510-003 | 273-510-004 | 273-531-006 | 273-531-018 | 273-531-020 |
| 273-531-022 | 273-531-023 | 273-532-006 | 273-532-007 | 273-532-008 | 273-532-009 | 273-532-011 |
| 273-532-012 | 273-561-011 | 273-561-012 | 273-561-013 | 273-561-014 | 273-561-015 | 273-561-016 |
| 273-561-017 | 273-561-018 | 273-561-019 | 273-561-020 | 273-561-021 | 273-561-022 | 273-561-023 |
| | 273-561-024 | 273-562-001 | 273-562-002 | 273-562-003 | 273-562-008 | |

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The

APN: 271110008 ASMT: 271110008
SHIRLEY M CLINKENBEARD
JEROME C SCHERER
16385 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

APN: 271110015 ASMT: 271110015
ROMAN FARZANEH LIVING TRUST
C/O FARZANEH ROMAN
10501 WILSHIRE BL NO 2111
LOS ANGELES CA 90024

APN: 271110018 ASMT: 271110018
HUI LAN CHOW
PEH CHOW LIANG
CHAW HSIUNG CHOW
DAVID CHUNG
C/O CHAW HSIUNG CHOW
4036 TROPICO WAY
LOS ANGELES CA 90065

APN: 271160002 ASMT: 271160002
SILVERGATE FINANCIAL INC
2505 CONGRESS ST NO 220
SAN DIEGO CA 92110

APN: 271160006 ASMT: 271160006
SHIRLEY CLINKENBEARD
16385 MOCKINGBIRD CANYON
RIVERSIDE CA 92504

APN: 271160010 ASMT: 271160010
MOCKINGBIRD NEIGHBORS INC
C/O CRAIG CURNEY/MOCKINGBIRD NEIGHBORS
INC
16741 VILLA GROVE DR
RIVERSIDE CA 92504

APN: 271160012 ASMT: 271160012
TERRANCE LEE DZVONICK
DEPENDABLE CORP
28202 CABOT RD STE 300
LAGUNA NIGUEL CA 92677

APN: 273030001 ASMT: 273030001
MARION L RAWLEY
C/O MICHAEL D RAWLEY
1649 RAMSGATE CT
RIVERSIDE CA 92506

APN: 273030056 ASMT: 273030056
RANCHO CABALLERO MOBILE HOME PARK LTD
C/O VEDDER PARK MGMT
28632 ROADSIDE DR STE 220
AGOURA HILLS CA 91301

APN: 273040005 ASMT: 273040005
EDWARD L LOOP
MARY ANN LOOP
16672 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273040006 ASMT: 273040006
SHAWN WATSON
MILANA WATSON
16710 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273040008 ASMT: 273040008
PHYLLIS WOODRUFF
10436 BRYAN ST
RIVERSIDE CA 92505

APN: 273040009 ASMT: 273040009
CLIFFORD JEROME WEBB
16745 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273040017 ASMT: 273040017
SANDRA ESCAMILLA
16762 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504



APN: 273040020 ASMT: 273040020
ARTHUR G SHEARER
LOLA L SHEARER
16781 MOCKINGBIRD CANYON RD
RIVERSIDE CA. 92504

APN: 273040021 ASMT: 273040021
DEDICATED DEV INC
C/O LARRY OGILVIE
4185 CENTRAL AVE
RIVERSIDE CA 92506

APN: 273040022 ASMT: 273040022
ELIAS VALDIVIA
1443 1ST ST
NORCO CA 92860

APN: 273040023 ASMT: 273040023
PHILMORE J COOPER
2680 YUCCA
CAMARILLO CA 93010

APN: 273040024 ASMT: 273040024
RANCHO CABALLERO MOBIL HOME PARK LTD
C/O VEDDER PARK MGMT
4444 W RIVERSIDE DR NO 304
BURBANK CA 91505

APN: 273040032 ASMT: 273040032
LAWRENCE OGILVIE
JOANNE ANDERSON
4185 CENTRAL AVE
RIVERSIDE CA 92506

APN: 273040050 ASMT: 273040050
SANDRA KEPFORD
16671 MOCKINGBIRD CANYON
RIVERSIDE CA 92504

APN: 273400001 ASMT: 273400001
ALFONSO A CID
MARIA DALIA CID
16417 SALLY LN
RIVERSIDE CA. 92504

APN: 273400002 ASMT: 273400002
ARTIS MILLS
ETTA MILLS
16409 SALLY LN
RIVERSIDE CA. 92504

APN: 273400003 ASMT: 273400003
JOHN L LASATER
16391 SALLY LN
RIVERSIDE CA. 92504

APN: 273400004 ASMT: 273400004
JULIE I INOUYE
16379 SALLY LN
RIVERSIDE CA. 92504

APN: 273401006 ASMT: 273401006
MARLIN K BRANDT
DIANE B BRANDT
16362 SALLY LN
RIVERSIDE CA. 92504

APN: 273401007 ASMT: 273401007
MARK COOPER
BARBARA COOPER
16380 SALLY LN
RIVERSIDE CA. 92504

APN: 273401008 ASMT: 273401008
NICHOLAS R CHAPMAN
PETER C PAUL
GRACE M PAUL
16400 SALLY LN
RIVERSIDE CA. 92504

APN: 273401009 ASMT: 273401009
TEN CHUAN HSIAO
CHU YEN HSIAO
1106 NEWCASTLE LN
FULLERTON CA 92833

APN: 273410006 ASMT: 273410006
WALTER W LANE
HOPE D LANE
15360 VAN BUREN BLV
RIVERSIDE CA 92504

APN: 273411005 ASMT: 273411005
ARMANDO PLASCENCIA
ALIDA PLASCENCIA
16390 PICK PL
RIVERSIDE CA. 92504

APN: 273411006 ASMT: 273411006
VIRGINIA MAXEY DENNIS
16414 PICK PL
RIVERSIDE CA. 92504

APN: 273430006 ASMT: 273430006
LEONARD G DECOUD
NEDRA DECOUD
15650 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430007 ASMT: 273430007
THOMAS R CROMPTON
DILYS M CROMPTON
15610 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430008 ASMT: 273430008
THERESA L MONNIG
C/O ROBERT A JACOBS
15590 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430009 ASMT: 273430009
ROBERT H LOPEZ
VIRGINIA R LOPEZ
23935 CALIFORNIA AVE
HEMET CA 92545

APN: 273430010 ASMT: 273430010
CALVIN A TINSON
BEVERLY G TINSON
15570 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430011 ASMT: 273430011
STANTON H COOK
JACQUELYN SCOTT COOK
15550 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430012 ASMT: 273430012
JOHN O FEVOLD
SUZANNE K FEVOLD
15530 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430013 ASMT: 273430013
GEORGE W IRWIN
LAURIE A IRWIN
15510 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430014 ASMT: 273430014
SAMUEL G LEMON
JUDITH DAVIES
15521 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430015 ASMT: 273430015
DENNIS SPITZ
587 N SMITH AVE STE B
CORONA CA 92880

APN: 273430016 ASMT: 273430016
HARALAMBOS A HAVADJIAS
ELENI H HAVADJIAS
3800 ORANGE ST STE 250
RIVERSIDE CA 92501

APN: 273430017 ASMT: 273430017
WILLIAM J MATEJKA
SUSAN D MATEJKA
15667 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430024 ASMT: 273430024
STEVEN SMITH
SHARLENE SMITH
15720 GOLDEN SPUR CT
RIVERSIDE CA. 92504

APN: 273430025 ASMT: 273430025
YOLANDA HERNANDEZ
JOHN HERNANDEZ
15690 GOLDEN SPUR CT
RIVERSIDE CA. 92504

APN: 273430026 ASMT: 273430026
JEFFREY E MCNAMARA
15675 GOLDEN SPUR CT
RIVERSIDE CA. 92504

APN: 273430035 ASMT: 273430035
STEVEN P MCCANN
DEBRA L MCCANN
15505 SILVER SPUR RD
RIVERSIDE CA. 92504

APN: 273430038 ASMT: 273430038
ARTURO ARECHIGA
ERIKA ARECHIGA
15679 GOLDEN SPUR CT
RIVERSIDE CA. 92504

APN: 273430041 ASMT: 273430041
INDYMAC VENTURE
C/O ONE WEST BANK
155 N LAKE AVE
PASADENA CA 91101

APN: 273430042 ASMT: 273430042
LAWRENCE J ROBILLARD
CHRISTI E ROBILLARD
15550 STONEY CREEK DR
RIVERSIDE CA. 92504

APN: 273430043 ASMT: 273430043
LOREN A HANSON
SHERRIE HANSON
15590 STONEY CREEK DR
RIVERSIDE CA. 92504

APN: 273440012 ASMT: 273440012
ASHIS MUKHERJEE
SRABONI MUKHERJEE
16338 REGENCY RANCH RD
RIVERSIDE CA. 92504

APN: 273440013 ASMT: 273440013
MARCIA T EMANUEL
JAMES LEE LOEFFLER
BETTI L LOEFFLER
C/O JAMES LOEFFLER
16368 REGENCY RANCH RD
RIVERSIDE CA. 92504

APN: 273440014 ASMT: 273440014
ROBERT D AYOTTE
KATHRYN Y AYOTTE
16420 REGENCY RANCH RD
RIVERSIDE CA. 92504

APN: 273440015 ASMT: 273440015
MICHAEL K DOMBEK
STACEY D DOMBEK
16483 REGENCY RANCH RD
RIVERSIDE CA. 92504



APN: 273440033 ASMT: 273440033
VALORIE BASHOR
16473 REGENCY RANCH RD
RIVERSIDE CA 92504

APN: 273440035 ASMT: 273440035
ETHEL T FRAZIER
16443 REGENCY RANCH RD
RIVERSIDE CA 92504

APN: 273440036 ASMT: 273440036
CHARLES L FRAZIER
ETHEL T FRAZIER
16443 REGENCY RANCH RD
RIVERSIDE CA. 92504

APN: 273440046 ASMT: 273440046
ALEXANDRIA I RAMOS
16413 REGENCY RANCH RD
RIVERSIDE CA. 92504

APN: 273440047 ASMT: 273440047
MICHAEL CHERRY
AMANDA CHERRY
180 TRAILBLAZER DR
BASTROP TX 78602

APN: 273440048 ASMT: 273440048
STANLEY KAPASKA
16353 REGENCY RANCH RD
RIVERSIDE CA. 92504

APN: 273450002 ASMT: 273450002
GAURGUIS ENTERPRISES
C/O ASHRAF ABADIR
19350 CASTLE PEAK DR
RIVERSIDE CA 92508

APN: 273510001 ASMT: 273510001
FEDERICO CHUQUIMIA
OLGA CHUQUIMIA
16465 PICK PL
RIVERSIDE CA. 92504

APN: 273510002 ASMT: 273510002
DAVID PROCIDA
WILMA PROCIDA
16485 PICK PL
RIVERSIDE CA. 92504

APN: 273510003 ASMT: 273510003
RON A KUSSIN
VICKIE L KUSSIN
16460 PICK PL
RIVERSIDE CA. 92504

APN: 273510004 ASMT: 273510004
RONALD T SMITH
BONNIE J SMITH
16480 PICK PL
RIVERSIDE CA. 92504

APN: 273531006 ASMT: 273531006
BOYD M WEECH
EVELYN E WEECH
16322 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273531018 ASMT: 273531018
DAVID L ELMORE
DENENE M ELMORE
16400 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273531020 ASMT: 273531020
SAMUEL L BIEDNY
16420 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273531022 ASMT: 273531022
JOHN T COOKE
BETTY D COOKE
16446 CONSTABLE RD
RIVERSIDE CA 92504

APN: 273531023 ASMT: 273531023
GEORGIA B KELLEY
16458 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273532006 ASMT: 273532006
RONG CHENG
TIEN PING CHENG
16345 CONSTABLE DR
RIVERSIDE CA. 92504

APN: 273532007 ASMT: 273532007
RONALD P EL SBERRY
LINDA R EL SBERRY
16375 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273532008 ASMT: 273532008
LARRY MENDEZ
16389 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273532009 ASMT: 273532009
KIRK D SMITH
KAREN E SMITH
16435 CONSTABLE RD
RIVERSIDE CA 92504

APN: 273532011 ASMT: 273532011
SON VAN VU
16475 CONSTABLE RD
RIVERSIDE CA. 92504

APN: 273532012 ASMT: 273532012
KIMBERLY KING
16489 CONSTABLE RD
RIVERSIDE CA 92504

APN: 273561011 ASMT: 273561011
PAUL R FRANSDEN
CHERYL A FRANSDEN
15635 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273561012 ASMT: 273561012
JOHN WALKER
DENISE WALKER
15625 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273561013 ASMT: 273561013
EMERSON J PERKINS
JANET M PERKINS
15615 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273561014 ASMT: 273561014
BURL WEBB
GLORIA WEBB
15605 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273561015 ASMT: 273561015
WILLIAM A ZASTROW
LINDA C ZASTROW
15600 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273561016 ASMT: 273561016
NICKOLAS D BOOKER
BENITA K BOOKER
15610 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273561017 ASMT: 273561017
GENE S VANHOUTEN
EILEEN M VANHOUTEN
16725 MORNINGVIEW DR
RIVERSIDE CA 92504

APN: 273561018 ASMT: 273561018
AUGUST M SUMMERS
MARGARIETE E SUMMERS
15545 BROOKVIEW CT
RIVERSIDE CA. 92504

APN: 273561019 ASMT: 273561019
VIRDEN GEORGE & LAVORNE REV LIVING TRUST
GEORGE VIRDEN
LAVORNE VIRDEN
C/O GEORGE VIRDEN
15485 BROOKVIEW CT
RIVERSIDE CA. 92504

APN: 273561020 ASMT: 273561020
HELMUT J GRAEF
DOLORES E GRAEF
6118 SOUTHWIND DR
WHITTIER CA 90601

APN: 273561021 ASMT: 273561021
JERRY WAGGENER
15425 BROOKVIEW CT
RIVERSIDE CA. 92504

APN: 273561022 ASMT: 273561022
DEMETRIS A HAVADJIA
ANASTASIA A HAVADJIA
1650 SPRUCE ST 404
RIVERSIDE CA 92507

APN: 273561023 ASMT: 273561023
NEWT A COADY
SYLVIA J COADY
16695 MORNINGVIEW DR
RIVERSIDE CA. 92504

APN: 273561024 ASMT: 273561024
PEDRO P MARTINEZ
MARIANA ACOSTA MARTINEZ
16685 MORNINGVIEW DR
RIVERSIDE CA. 92504

APN: 273562001 ASMT: 273562001
DEAN D WILSON
SANDRA L WILSON
15633 STONEY CREEK DR
RIVERSIDE CA. 92504

APN: 273562002 ASMT: 273562002
ARTURO CERVIN
JANET L CERVIN
15640 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273562003 ASMT: 273562003
FENG CHIN CHI
HUI MING SUNG CHI
DESSY HAN CHING CHI TSAC
AMY HAN LEH CHI
15670 TERRACEVIEW CT
RIVERSIDE CA. 92504

APN: 273562008 ASMT: 273562008
RUBEN I COSME
CECILIA N COSME
15655 STONEY CREEK DR
RIVERSIDE CA. 92504

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Applicant/Owner:
Rancho Caballero Mobile Home Park
15181 Van Buren Blvd.
Riverside, CA 92504

Applicant/Owner:
Rancho Caballero Mobile Home Park
15181 Van Buren Blvd.
Riverside, CA 92504

Eng-Rep:
SECUTRAC
Attn: Leonard Urquiz, P.E.
32135 Corte Bonilio
Temecula, CA 92592

Eng-Rep:
SECUTRAC
Attn: Leonard Urquiz, P.E.
32135 Corte Bonilio
Temecula, CA 92592

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Conditional Use Permit No. 1192, Revised Permit No. 1

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

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

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: May 27, 2010

Applicant/Project Sponsor: Rancho Caballero Mobile Home Park Date Submitted: September 1, 2004

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\CUP01192R1\DH-PC-BOS Hearings\Mitigated Negative Declaration CUP01192R1.doc

Please charge deposit fee case#: ZEA39774 ZCFG3245

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * T0413218

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RANCHO CABALLERO MOBILE HOME PAR \$64.00
paid by: CK 103430
CFG FOR EA39774
paid towards: CFG03245 CALIF FISH & GAME: DOC FEE
at parcel: 15181 VAN BUREN BLV RIV
appl type: CFG3

By _____ Sep 01, 2004 11:34
ALMILLER posting date Sep 01, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1003550

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RANCHO CABALLERO MOBILE HOME PAR \$2,010.25
paid by: CK 100209
CFG FOR EA39774
paid towards: CFG03245 CALIF FISH & GAME: DOC FEE
at parcel: 15181 VAN BUREN BLV RIV
appl type: CFG3

By _____ Apr 06, 2010 11:58
SBROSTRO posting date Apr 06, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: **7.4**
 Area Plan: REMAP
 Zoning Area: Anza
 Supervisorial District: Third
 Project Planner: Jeff Horn
 Planning Commission: August 18, 2010

Change of Zone No. 7433
 Tentative Parcel Map No. 35548
 Environmental Assessment No. 41098
 Applicant: Jayalath Desilva
 Engineer/Representative: Cozad & Fox Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of Zone No. 7433 proposes to change the project site's existing zoning classification from Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) to Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).

Tentative Parcel Map No. 35548 proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres.

The project site is located in the community of Anza in the Riverside Extended Mountainous Area Plan, more specifically, southerly of Mitchell Road, westerly of Wagon Wheel Road and easterly of Bahrman Road.

ISSUES OF POTENTIAL CONCERN:

The Santa Margarita River Watershed Annual Master Report was released in 1990. A Chapter entitled, "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area," describes the proposed project's location as within the **Anza Valley Unit Area (UA)** boundaries.

Within this chapter, Section 6.2.13, **Anza Valley UA Water Use**, outlines the various land uses, project acreage, water duty, and water usage.

Land Use Category	Acres	Water Duty (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit in QV		1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

h

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 20.00 gross acres for three (3) additional units, the potential impacts are less than significant.

According to the 1989-1990 Santa Margarita River Watershed Annual Master Report, the Anza Terwilliger Project Area reported approximately 2,247.50 acres of land dedicated to agricultural purposes. In the 2005 -2006 Santa Margarita River Watershed Annual Watermaster Report agricultural lands uses were reduced to 571.38 acres the Anza area. The 1990 Water Study and the Watermaster both concur that dwelling units are less impactful than agricultural uses.

Final Analysis: In light of the growing concern regarding water availability, based upon the data available, staff does not believe that the proposed project will impact water ground water availability. Additionally, prior to the issuance of grading permits, the project shall receive apply for a water supply permit, requiring: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated. (80.ENV H.1)

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the east and south, and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the west |
| 3. Proposed Zoning (Ex. #2): | Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential - 2 1/2 Acre Minimum to the north, east, south and west |
| 5. Existing Land Use (Ex. #1): | Vacant Land |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land and Single Family Residences on large lots to the north, east, south and west |

7. Project Data: Total Acreage: 20 Gross Acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 2.5 Acres
Schedule: H
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41098**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7433**, amending the zoning classification for the subject property from Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35548**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2) proposed zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Riverside Extended Mountainous Area Plan.

2. The proposed use, residential parcels with a minimum of 2.5 Acres, are permitted in the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) to the east and south, and Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the west.
4. The zoning for the subject site is Rural Residential – 2 ½ Acre Minimum (R-R-2 ½). The project proposes to change the zoning from Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to Residential Agricultural – 2 Acre Minimum (R-A-2).
5. The proposed residential subdivision is consistent with the development standards set forth in the Residential Agricultural – 2 ½ Acre Minimum (R-A-2 1/2) zone.
6. The project site is surrounded by properties which are zoned Rural Residential - 2 1/2 Acre Minimum to the north, east, south and west.
7. Single family residences have been constructed in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 41098 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Utilities/Services
 - d. Hazards and Hazardous Materials
 - e. Hydrology/Water Quality

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. A Fault Zone.
 - e. A Cell Criteria Area of the WRCMSHCP.
3. The project site is located within:
 - a. The boundaries of the Hemet Unified School District.
 - b. Zone B of Lighting Ordinance No. 655.
 - c. Farmland of Local Importance.

- d. A High Fire Area.
- 4. The subject site is currently designated as Assessor's Parcel Number 573-210-001.
- 5. This project was filed with the Planning Department on April 25, 2007.
- 6. This project was reviewed by the Land Development Committee six times on June 21, 2007, January 10, 2008, July 24, 2008, April 9, 2009, June 11, 2009, and January 7, 2010.
- 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$21,441.42.

Y:\Planning Case Files-Riverside office\PM35548\DH-PC-BOS Hearings\PM35548.Staff Report.doc

JH;jh

Date Prepared: 05/26/10

Date Revised: 6/08/09 by Jhorn

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
**TENTATIVE
 PARCEL MAP
 NO. 35548
 AMENDED NO. 4**

IN THE COUNTY OF RIVERSIDE, CALIFORNIA

BEING A DIVISION OF THE NORTH 20 ACRES OF THE WEST 40 ACRES OF THE NORTH 73 ACRES OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 3 EAST, SAN BERNARDINO BASE AND MERIDIAN, RIVERSIDE COUNTY, CALIFORNIA

OWNER
 THE DELRYA FAMILY TRUST
 945 CHAPPA RD.
 PASADENA, CA 91107
 (626) 386-1008
 (626) 386-1910

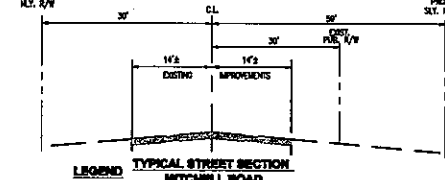
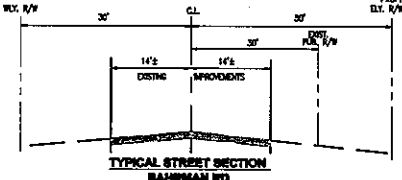
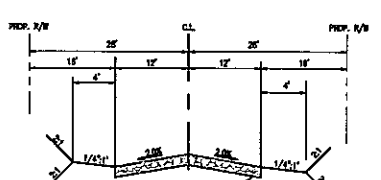
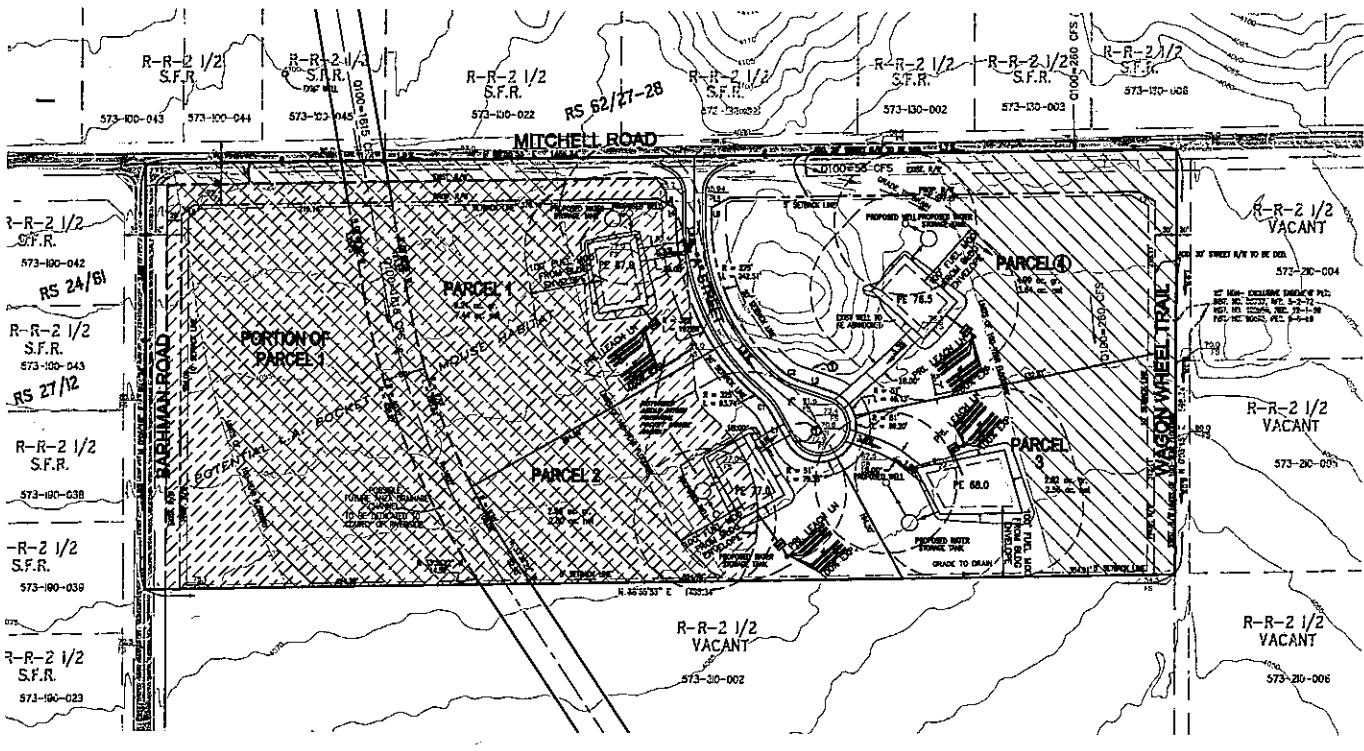
APPLICANT
 JAYALATI DELRYA
 945 CHAPPA RD.
 PASADENA, CA 91107
 (626) 386-1008
 (626) 386-1910

SITE ADDRESS
 SOUTH OF MITCHELL RD. EAST OF
 BARRIMAN RD.

NOTES
 NO MASS GRADING FOR DRAINAGE IS PROPOSED. BUILDING PADS WILL BE ELEVATED A MINIMUM OF 18 INCHES ABOVE NATURAL GROUND AND EROSION PROTECTION ON THE SLOPES OF THE PADS WILL BE PROVIDED.
 FLOODS ENTERING THE WEST HALF OF THE PROPERTY WILL BE CONVEYED BY THE FUTURE ANZA AREA DRAINAGE CHANNEL. THE LIMITS OF THE FLOODPLAIN AT THE EAST AND WEST SIDES OF THE SITE HAVE BEEN DETERMINED BY THE EDWARD TULLMAN FORMULA AND PLOTTED PER RIVERSIDE COUNTY FLOOD CONTROL'S DIRECTOR.
 FUEL MODIFICATION IN THE POTENTIAL LAMU AREAS NEEDS TO BE CARRIED OUT BY MANUAL CUTTING IN ORDER TO LIMIT DISTURBANCE TO THE ROOT SYSTEMS AND NEARBY AREAS. THE LAMU WOULD ACTUALLY BENEFIT FROM SHRUB DENSITY REDUCTION TO LEVELS OF ABOUT 30% AS THEY PREFER OPEN SANDY SOILS.
 (1) BUILDINGS TO BE ABANDONED.

GENERAL NOTES
 A.P.N.: 573-210-001
 PROJECT USE: SINGLE FAMILY RESIDENTIAL
 EXISTING LAND USE: VACANT/AGRICULTURAL
 EXISTING ZONING: R-R-2 1/2
 PROPOSED ZONING: R-R-2 1/2
 EXISTING GENERAL PLAN DESIGNATION: EDN-NC
 PROPOSED STRUCTURES: SINGLE FAMILY HOMES
 PROPOSED IMPROVEMENT SCHEDULE "H"
 SIGNAGE: NONE
 EASEMENTS: NONE
 TREE PROTECTION: NONE
 AREA: 20.00 ACRES GROSS
 18.44 ACRES NET
 4 PARCELS

UTILITIES
 ELECTRIC: ANZA ELECTRIC COOPERATIVE, INC. 763-4333
 P.O. BOX 591909
 ANZA, CA 92538
 GAS: PROPANE
 PHONE: VERIZON
 3805 W. FLORIDA AVE. 800-485-5000
 HUNLEY, CA 92545
 WATER: INDIVIDUAL WELLS
 SEWER: SEPTIC TANKS
 SCHOOL: HENLEY UNIFIED SCHOOL DISTRICT 791-2451
 HENLEY, CA 92545
 FIRE: COUNTY OF RIVERSIDE 956-4777
 P.O. BOX 1549
 RIVERSIDE, CA 92502
 CABLE: SATELLITE
 TRASH: NONE



LINE AND CURVE TABLE

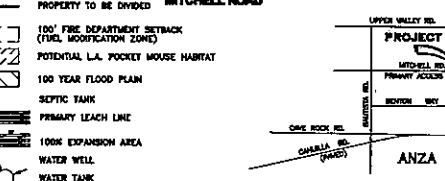
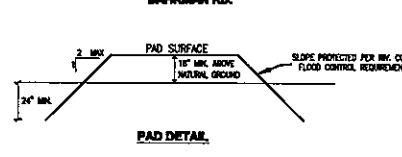
CURVE	LENGTH	RADIUS
C1	25.80	66.66
C2	25.80	66.66

LINE	LENGTH	BEARING
L1	80.00	N 29°25'45" W
L2	80.00	N 77°30'57" W
L3	29.77	N 87°43'00" W
L4	14.93	N 07°03'45" E
L5	29.29	N 61°30'13" E
L6	16.91	N 07°03'15" E
L7	27.18	N 66°57'27" E
L8	21.81	N 50°57'44" E

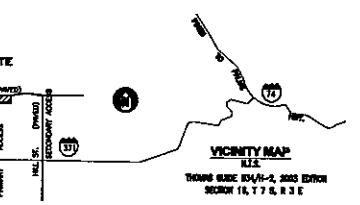
TYPICAL STREET SECTION "A" STREET

L.A. POCKET MOUSE POTENTIAL HABITAT

POTENTIAL HABITAT	AREA (SQ. FT.)	% OF TOTAL AREA
PARCEL 1, GRADED	437,800	100
PARCEL 2, GRADED	32,531	7.4
PARCEL 3, GRADED	6,876	1.6
TOTAL GRADED HABITAT	477,207	100

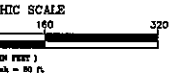


THIS SITE IS WITHIN THE CARRILLA CREEK ALLUVIAL FAN AND IS SUBJECT TO SHEET FLOW FLOODING. THERE ARE NO STRUCTURES WITHIN 20' OF THIS PROPERTY. THERE ARE EXISTING STRUCTURES ON-SITE AS SHOWN. NO PROTECTED OR ENDANGERED TREES EXIST ON-SITE. THE SITE HAS MODERATE SEVERE EROSION POTENTIAL. THE SITE IS NOT IN ANOTHER KNOWN GEOLOGIC HAZARD AREA, OR WITHIN A SPECIAL STUDIES ZONE. F.E.H.A. FLOOD ZONE C. THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER. THIS PROPERTY IS LOCATED WITHIN COUNTY SERVICE AREA NO. 152 AND 153.



Revisions:

No.	Date	By	Description	Approved
1	8/20/09	CLW	REVISED FLOOD PLAIN ON EASTERN HALF OF SITE, ADD NOTE REGARDING COUNTY SERVICE AREAS	
2	8/20/09	CLW	ADDED SPOT ILL. TO W. ST. MOVING LEACH FIELD ON LOT 4, REVISED PROPOSED ZONING TO R-R-2 1/2	
3	2/2/08	CLW	FOUNDED POTENTIAL L.A. POCKET MOUSE HABITAT AREA AND DETERMINED THE DISTURBED AREA WITHIN	
4	4/2/08	TOM	ADDED FIRE SETBACK PER FIRE INSPECTOR COMMENTS, REVISIONS TO LOT LINES, SETBACKS & E.	



Designed: CLW Drawn: CLW Checked: KBC

Prepared Under The Supervision Of: [Signature]

Date: 11/6/09

Approved By: [Signature]

Date: 4/2/09

CONTRACT & PARTY INC.

Scale: 1"=80'

Date: 4/2/09

COUNTY OF RIVERSIDE, CALIFORNIA

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 4

FOR: JAY DE BELVA

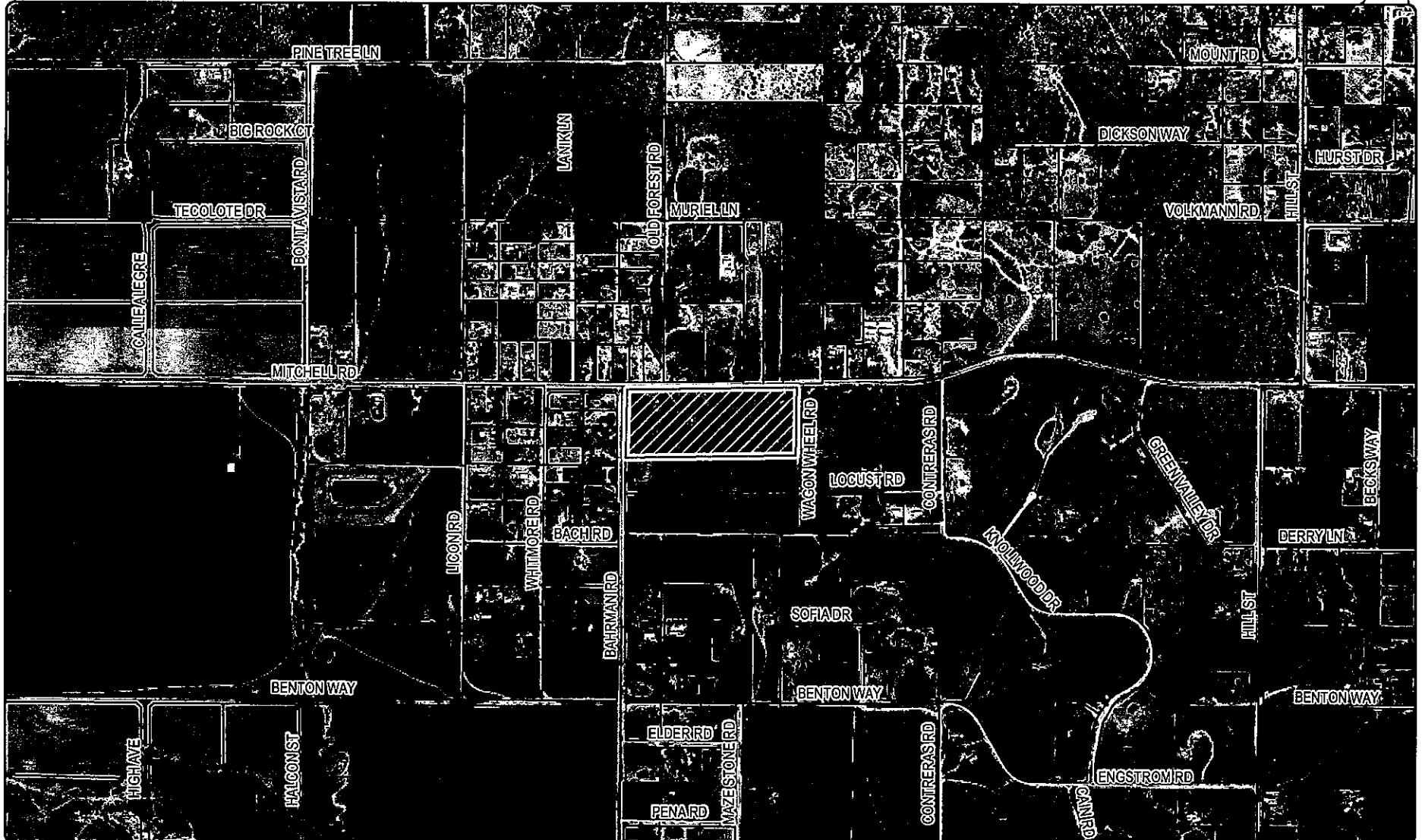
SHEET 1 OF 1 SHEETS FILE NO. 0504700.00

November 16, 2009 11:58 AM C:\Users\jclawson\Desktop\AMEND NO. 4\DWG 2.dwg Project Manager: CLW

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07433 PM35548
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 4/22/2010
Vicinity Map



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



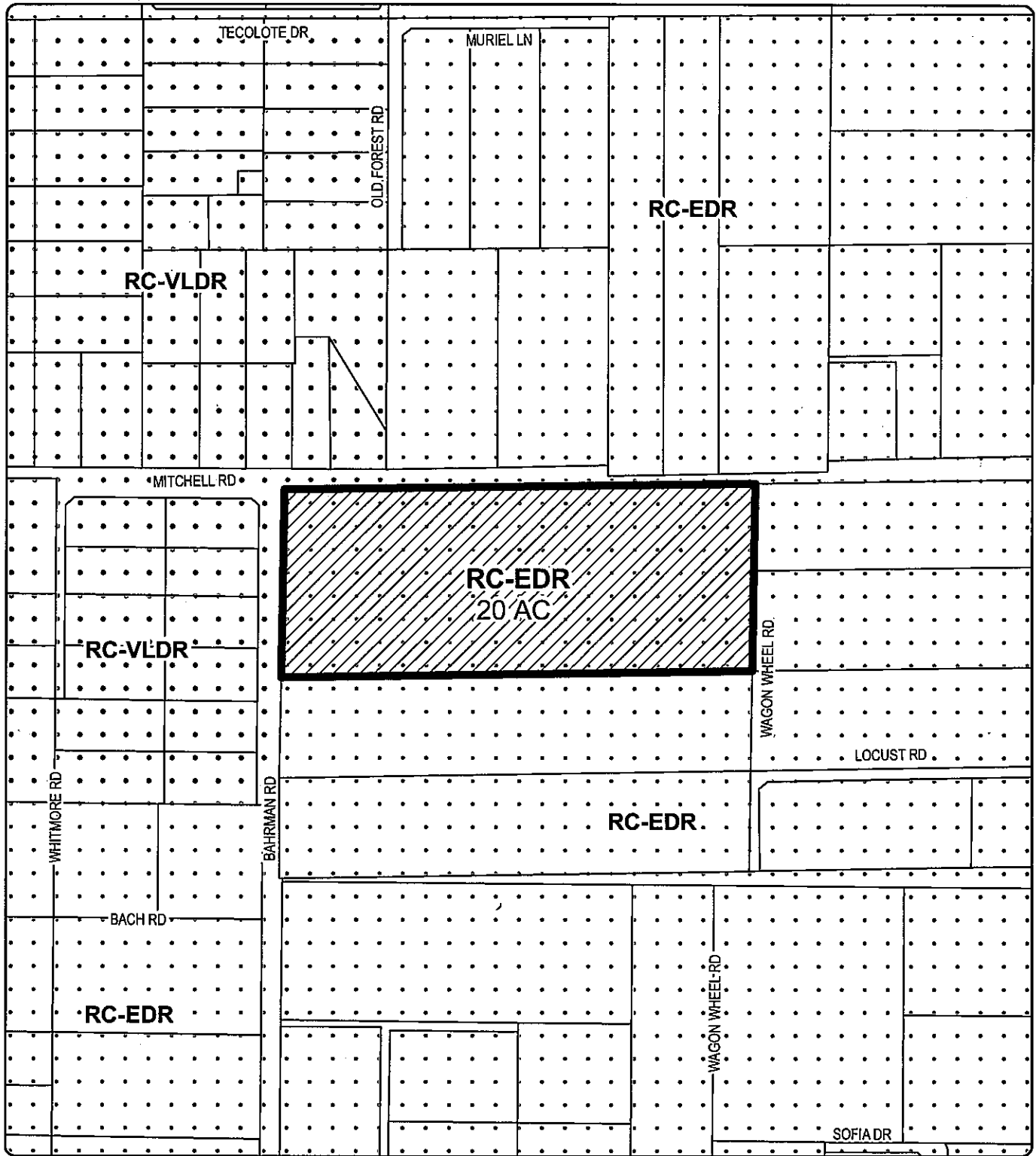
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 4/22/2010
Exhibit 5



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
Edition 2009



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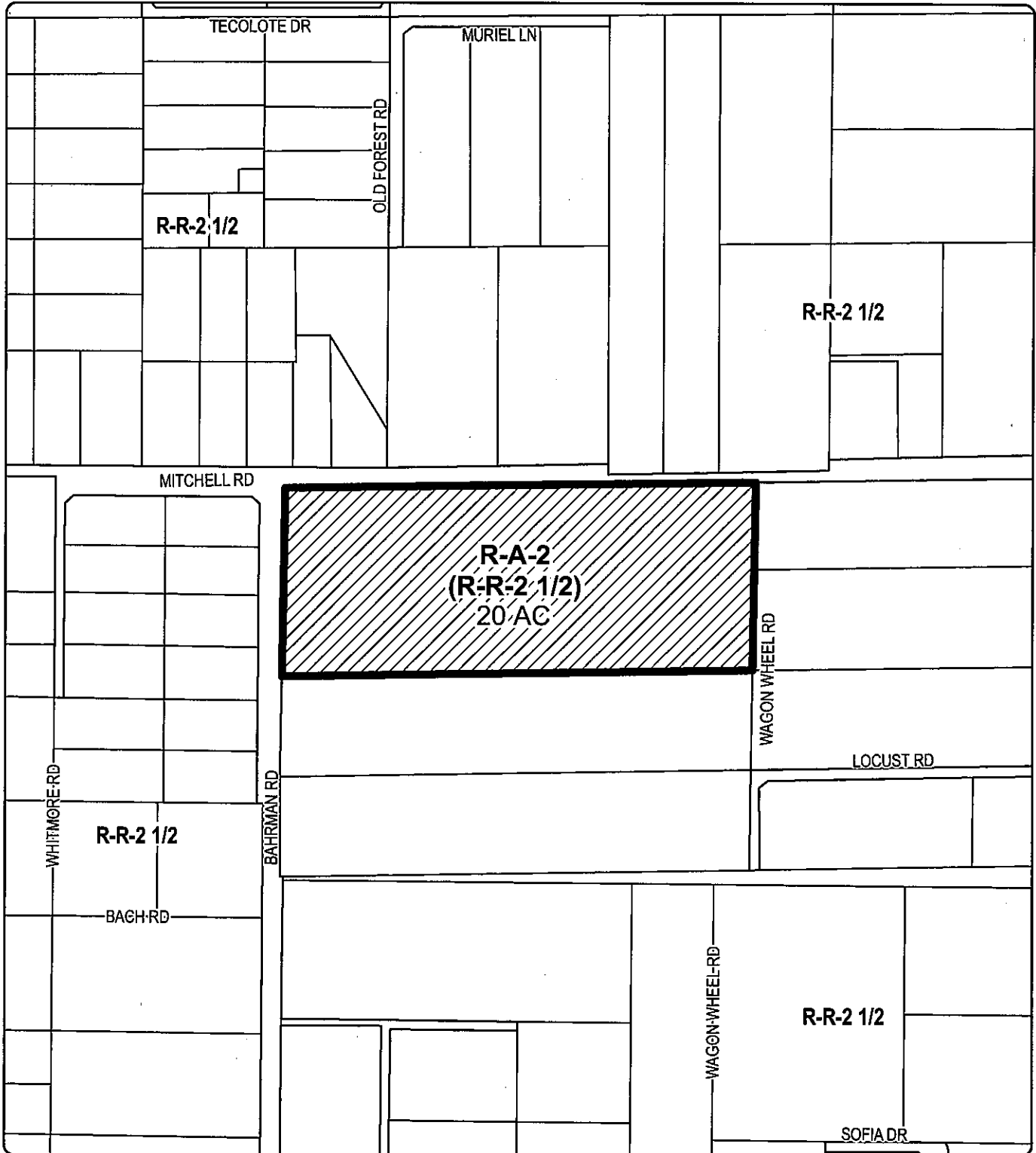
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 4/22/2010
Exhibit 3



Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
Edition 2009



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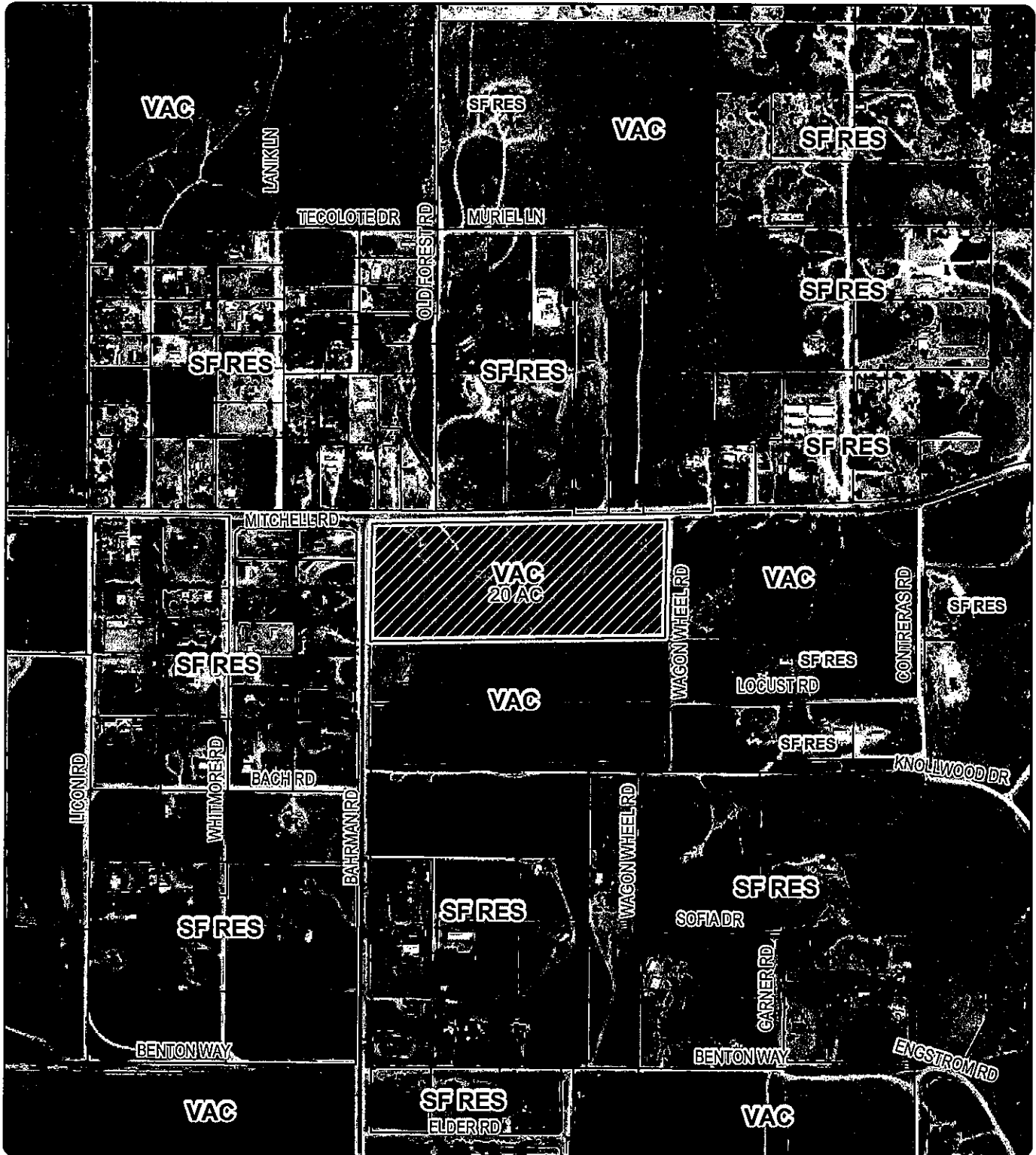
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07433 PM35548

Supervisor Stone
District 3

Date Drawn: 4/22/2010
Exhibit 1

LAND USE

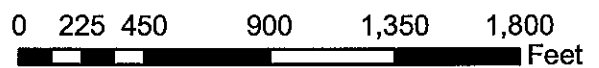


Zoning Area: Anza
Township/Range: T7SR3E
Section: 16

Assessors Bk. Pg. 573-21
Thomas Bros. Pg. 934 H2
Edition 2009



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41098
Project Case Type (s) and Number(s): Tentative Parcel Map No. 35548, Change of Zone No. 7433
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jeff Horn
Telephone Number: 955-4641
Applicant's Name: Jayalath Desilva
Applicant's Address: Cozad and Fox Inc.

I. PROJECT INFORMATION

Project Description: Tentative Parcel Map No. 35548 proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres.

Change of Zone No. 7433 proposes to change the zoning from Rural Residential - 2 1/2 Acre Minimum (R-R-2 1/2) to Residential Agricultural - 2 1/2 Acre Minimum (R-A-2 1/2).

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

B. Total Project Area: 20 Gross Acres

Residential Acres: 20	Lots: 4	Units: N/A	Projected No. of Residents: 15
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 573-210-001

D. Street References: The project site is located southerly of Mitchell road, westerly of Wagon Wheel Road and easterly of Bahrman Road.

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 16, Township 7 South, Range 3 East

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is lies at the southeast corner of Mitchell Road and Bahrman Avenue, and is surrounded by vacant land to the east and south, and single family residences on large lots to the north and west. The elevation of the project area is approximately 4,077 feet above mean sea level. The entire project area is heavily disturbed due to being repeatedly disked for week abatement.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is located in the Riverside Extended Mountainous Area Plan (REMAP) of the RCIP. The General Plan Land Use Designation is Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).

2. **Circulation:** The proposed project does not impact any transportation facilities referenced in the General Plan and meets all other applicable circulation policies.
3. **Multipurpose Open Space:** There is a broad natural low that traverses the western portion of the site to be preserved within the boundaries of this project. Additionally, the proposed project has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is located in a high fire area and has been reviewed by the Fire Department and the Transportation Land Management Agency and will implement required fire safety standards. The project site is not located in a fault zone.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. Neither will the proposed project result in noise compatibility impacts on neighboring land uses.
6. **Housing:** The project provides the appropriate number of housing units for the site.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Riverside Extended Mountainous Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

1. **Area Plan(s):** Riverside Extended Mountainous Area Plan to the north, east, south and west
2. **Foundation Component(s):** Rural Community to the north, east, south and west
3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the east and south, and Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the west
4. **Overlay(s) and Policy Area(s):** N/A

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential – 2 ½ Acre Minimum (R-R-2 ½)

J. Proposed Zoning, if any: Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½)

K. Adjacent and Surrounding Zoning: Rural Residential – 2 ½ Acre Minimum (R-R-2 ½)

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- 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



May 19, 2010

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is approximately 5 miles from Highway 74, which is a State Designated Scenic Highway. Development of the project will not have an impact on Scenic Highways.

b) Development of this project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view, as these features do not exist on the project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: RCLIS, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. The project site is located approximately 17.97 miles from the Mt. Palomar Observatory and is in Zone B as identified in Ordinance No. 655. Zone B proscribes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. The project has been conditioned to note on the Environmental Constraints sheet that the property is located within Zone B of Ordinance No. 655 (Condition of Approval 50.Planning.23). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact on the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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-b) The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Since these standards are imposed on all outdoor lighting sources, they are not considered unique mitigation for CEQA purposes. While the proposed development will increase the distribution of light in the vicinity of the project, impacts will be less than significant level with adherence to County lighting standards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

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

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

Findings of Fact:

a) According to Riverside County Land Information System (GIS database), the project is located on a parcel which is designated as Farmland of Local Importance. The project will convert Farmland of Local Importance to a non-agricultural use. The impacts of converting properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the 2003 Riverside County Integrated Project. The General Plan determined that the loss of prime, unique, and farmland of statewide importance remains a significant unavoidable impact of implementing the adopted General Plan. The project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project could contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime farmland designated for statewide importance. Therefore, the Board of Supervisors adopted the findings of overriding considerations on October 7, 2003. The project will not cause additional impacts to agricultural resources which have not been previously analyzed; therefore the project will not cause a significant impact to agricultural lands.

b) According to RCLIS, the project site is not located within the boundaries of an agricultural preserve. Development of the project will not conflict with existing agricultural zoning, agricultural use or with land subject to Williamson Act contract or land within a Riverside County Agricultural Preserve. The project site is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"), and will not create residential uses with 300 feet of property zoned for agricultural uses.

c) The proposed project is designated as Farmland of Local Importance. However, the project proposes land uses and land use intensities which are consistent with the adopted General Plan. The project will not involve changes in the existing environment which have not been previously analyzed. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

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

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

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

Findings of Fact:

a) The project site and surrounding area are vegetated with chaparral, desert scrub, and grass lands. Therefore the project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

b) The project site and surrounding area are vegetated with chaparral, desert scrub, and grass lands. Therefore, the project would result in the loss of forest land or conversion of forest land to non-forest use.

c) The land uses surrounding the project site do not include active forest land and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2003 AQMP is based on socio-economic 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 designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust-control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

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

Monitoring: No monitoring is 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?

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)?

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 Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: RCLIS, WRC-MSHCP and/or CV- MSHCP, On-site Inspection, PDB-05535

Findings of Fact:

a) The project site is not located within a cell criteria area of the WRCMSHCP. Development of the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b-c) PDB-05535 – Habitat Assessment and Focused Trapping for Los Angeles Pocket Mouse was prepared by Chambers Group, Inc, in February, 2007, and confirmed the presence of Los Angeles Pocket Mouse (LAPM) within the project site. All suitable LAPM habitat outside the allowed graded

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pad and leach field areas must be shown in the conservation area to be held by the Regional Conservation Authority (COA 50.EPD.1 and COA 60.EPD.1).

d) Construction of the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e-f) PDB-05535 concluded that the project site does not support any river/riparian or wetland habitats. In addition, there are no vernal pools or jurisdictional waters present on the site. The site does not contain any of the hydrological features associated with a definable channel or wetland pursuant to Section 404 of the Clean Water Act or Section 1603 of the CDFG code. Therefore, no USACE or CDFG jurisdiction was identified on the site.

g) Development of the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: The land divider shall prepare a final map for recordation that includes all suitable LAPM habitat outside the allowed graded pad and leach field areas to be shown in the conservation area to be held by the Regional conservation Authority. The easement must be shown on the final recorded map and all grading plans associated with this parcel map. (COA 50.EPD.1 and COA 60.EPD.1).

Monitoring: The Environmental Programs Department and the Department of Building and Safety shall monitor the mitigation measures.

CULTURAL RESOURCES Would the project

8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Cultural Resources Inventory prepared by Chambers Group, Inc., August 2006

Findings of Fact:

a-b) A Cultural Resource Inventory dated August 2006, found no record of a historic site within the boundaries of the project site. The project has a very low potential to alter or destroy a historic site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>California Code of Regulations, Section 15064.5?</u>				
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, PD-A-4449R2

Findings of Fact:

a-b) The project site has the potential to contain archaeological site or resources; therefore, archaeological monitoring is required. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (60.PLANNING.01)

Additionally, Native American monitoring is required for this project. Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Cahuilla Band of Indians. These groups shall cooperatively be known as the Special Interest Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Special Interest Monitors 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Special Interest Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. (COA 60.PLANNING.02)

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition. (COA 90.PLANNING.05)

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.Planning.7). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Archeological and Tribal monitoring is required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.Planning.1, 60.Planning.2, 90.Planning.5).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

10. Paleontological Resources

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

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

Findings of Fact: The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant. However, a standard condition of approval has been incorporated (COA 10.Planning.11) in which if fossil remains are encountered during site development that no further disturbances shall occur until the proper authorities are notified to allow for recovery of fossil remains. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," RCLIS, Geologist Comments, GEO001970

Findings of Fact:

a-b) The project site is not located within an earthquake fault zone or within 1/2 mile of an earthquake fault. County Geologic Report (GEO) No. 1970, prepared by EnGEN Corporation was submitted and reviewed by the County Geologist. The report concluded that the active Anza segment of the San Jacinto Fault zone is located about 1.2 miles northeast of the site, and that no faulting has been mapped on the site or noted during the consultant's geologic investigation of the site. Additionally, the potential for surface fault rupture on the site is considered low.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologist Comments, County Geologic Report No. 1970 prepared by EnGen Corporation

Findings of Fact: According to RCLIS, the project site lies within an area with moderate liquefaction potential. County Geologic Report (GEO) No. 1970, prepared by EnGEN Corporation was submitted and reviewed by the County Geologist. The consultant's evaluation of liquefaction potential at the site indicates that it is very low due to the depth to groundwater and the dense nature of the subsurface soils.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geologist Comments, County Geologic Report No. 1970 prepared by EnGen Corporation

Findings of Fact: According to Figure S-4, the project site lies with an area designated as low to locally moderate susceptibility to seismically induced landslides and rockfalls, and within an area of very high General Ground Shaking Risk. County Geologic Report No. 1970 prepared by EnGen Corporation was submitted and reviewed by the County Geologist. The report concluded that the estimated maximum peak horizontal ground acceleration from the maximum credible earthquake (7.2M) on the San Jacinto Fault zone, Anza segment, is estimated to be 1.0g at this site. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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permits (COA 10.Planning.1). California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. 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", Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map"

Findings of Fact: According to Figure S-4, the project site lies with an area designated as low to locally moderate susceptibility to seismically induced landslides and rockfalls. According to Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", the project site contains less than 15% slope. It is not likely that the project site is 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. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits (COA 10.Planning.1). California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. 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: Resolution No. 94-125

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located near any large bodies of water. There are no known active volcanoes in Southern California; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The project does not propose slopes greater than 2:1 or higher than 10 feet.

c) Grading will not negate or affect the subsurface sewage disposal systems.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, M3503-P

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

b) The majority of the on-site soils consist of silty sand and poorly-graded sand which generally possesses a low to very low expansion potential, nevertheless California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

c) The project will be service by Onsite Wastewater Treatment Systems (domestic Sewage Disposal) from the individual lots. A percolation test performed onsite showed soils capable of supporting use of septic tanks or alternative waste water disposal systems. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

a) Implementation of the proposed project will involve additional grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

20. 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact: According to General Plan Figure S-8, 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 hardscape and landscaping. The project will be required to control any dust created during grading activities (Condition of Approval 10.BS Grade.5). This is a standard condition of approval and not considered mitigation for CEQA purposes. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: SQAMD, "Draft Guidance Document – Interim CEQA GHG Significance Threshold" (Oct. 2008)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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exist, the current use of pesticides is considered part of the baseline, or existing conditions. It is not anticipated that the proposed use would increase the use of pesticides or other hazardous materials on site. The amount of pesticides is minimal due to the size of the parcels and the proposed development, thus resulting in a less than significant impact.

b) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

c) The project will provide adequate access to the proposed residential use and will not encroach onto public right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project proposes residential land uses and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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, as a result, it would not create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. 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-19 "Airport Locations," RCLIS

Findings of Fact:

a) According to RCLIS (GIS database), the project site is not located in the vicinity of an airport; therefore, there will be no impact to an Airport Master Plan.

b) According to RCLIS (GIS database), the project site is not located in the vicinity of an airport; therefore, it is not required to be reviewed by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to RCLIS (GIS database), the project site is not located within the vicinity of an airport; therefore, it is not located within an airport land use plan and will not result in a safety hazard for people living on the property.

d) According to RCLIS (GIS database), the project site is not located within the vicinity of a private airstrip or heliport; therefore, there is no impact in relation to safety hazards for people residing in the area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. 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," RCLIS

Findings of Fact:

a) According to RCLIS (GIS database), the project site is located in a high fire area, and in an area of High Wildfire Susceptibility. The project has been reviewed by the Riverside County Fire Department to ensure that the design is suitable for this area and the safety of residents is ensured. To this end, the Environmental Constraints Sheet (ECS) must be stamped by the Riverside County Surveyor with the following notes: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout (COA 50.Fire.3), all buildings shall be constructed with class B material as per the California Building Code (COA 50.Fire.2), access will not have an up or downgrade of more than 15% (COA.Fire.5) and requirement for private well and water storage tank (COA 50.Fire.8). These requirements will be verified prior to the issuance of a grading permit (COA 60.Fire.1), prior to building permit (COA 80.Fire.1) and prior to final inspection (COA 90.Fire.1). With these mitigation measures listed above, less than significant impacts are anticipated.

Mitigation: 1) The ECS map must be stamped by the Riverside County Surveyor with the following notes: driveways exceeding 150 feet in length, but less than 800 feet, shall provide a turnout. An approved turn-around shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50 feet of the building (COA 50.Fire.3), all buildings shall be constructed with class B material as per the California Building Code (COA 50.Fire.2), access will not have an up or downgrade of more than 15% (COA.Fire.5) and requirement for private well and water storage tank (COA 50.Fire.8).

2) The Fire Department shall review and approve building setbacks, water and access for new single-family dwellings that are in a hazardous fire area (Condition of Approval 60.Fire.1), prior to building permit (COA 80.Fire.1) and prior to final inspection (COA 90.Fire.1).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring will be conducted by the Riverside County Fire Department and through the Department of Building and Safety through the plan check process.

HYDROLOGY AND WATER QUALITY Would the project .

25. 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?

g) Otherwise substantially degrade water quality?

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)?

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

Findings of Fact:

a) The site is impacted by two watercourses with large drainage areas. The western half of the property is impacted by the proposed Anza Creek Channel. The proposed alignment of the channel traverses through Lot 1 and 2 and the necessary right of way dedication is shown on the amended exhibit. The eastern half of the site is impacted by the large watershed, but there is adequate area outside the floodplain for proposed building sites. The eastern half of the site is also impacted by the large watershed, but there is adequate area outside the floodplain for the proposed building sites. The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill. The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The FLOOD HAZARD AREA must be kept free of all new buildings and obstructions until regional flood control facility has been constructed." (COA 50.FLOOD.6) and (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50.FLOOD.12) The prohibition of structures within the watercourse will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the projects impacts are less than significant with incorporated mitigation.

b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.

c) Development of this project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).

d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

e) The proposed project is not located within a 100-year flood zone. However, two natural watercourses traverse the project site. The parcel layout and building pad sites have been designed to avoid the watercourses. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. An ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 10.Flood RI.2) and (COA 50.Flood RI.6).

f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, two natural watercourses traverse the site. The project design will avoid these watercourses. In addition, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 10.Flood RI.2) and (COA 50.Flood RI.6).

g) Construction of this project is not anticipated to otherwise substantially degrade water quality.

h) The site is located within the limits of Flood Control District's Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP traverses the western half of the site. Although construction of this Anza Creek Channel is not required by this proposal, to facilitate future construction of this facility, the developer shall dedicate the necessary right of way to the public prior to recordation of this map and the issuance of permits (COA Flood RI.10).

Mitigation:

Prior to Map Recordation, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 50.FLOOD.6) and (COA 50.FLOOD.12).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The developer shall dedicate the necessary right of way to the public prior to recordation of this map and the issuance of permits (COA 50.Flood RI.10).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

26. Floodplains

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

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

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

Findings of Fact:

a) The site is impacted by two watercourses with large drainage areas. The western half of the property is impacted by the proposed Anza Creek Channel. The proposed alignment of the channel traverses through Lot 1 and 2 and the necessary right of way dedication is shown on the amended exhibit. The eastern half of the site is impacted by the large watershed, but there is adequate area outside the floodplain for proposed building sites. The eastern half of the site is also impacted by the large watershed, but there is adequate area outside the floodplain for the proposed building sites. The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill. The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The FLOOD HAZARD AREA must be kept free of all new buildings and obstructions until regional flood control facility has been constructed." (COA 50.FLOOD.6) and (COA 50.FLOOD.12). The prohibition of structures within the watercourse will not substantially alter the existing drainage pattern of the site or area or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the projects impacts are less than significant with incorporated mitigation.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (two-acre minimum) and the amount of additional impervious surfaces, offsite flows would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.

c) The proposed project would not 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. The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, there is no impact.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows COA 10.Flood RI.2) and (COA 50.Flood RI.6). Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation:

Prior to Map Recordation, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 50.FLOOD.6) and (COA 50.FLOOD.12).

Prior to Map Recordation, an ECS shall be prepared with a note stating that the flood hazard area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed (COA 50.Flood RI.6).

Monitoring: Monitoring will be conducted by the Riverside County Flood Control District and the Department of Building and Safety through the plan check process.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, RCLIS, Project Application Materials

Findings of Fact:

a) The project is proposing residential uses which are in compliance with the future anticipated growth within the Riverside Extended Mountainous Area Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county; therefore, there will be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is currently zoned Rural Residential – 2 ½ Acre Minimum (R-R-2 ½). The project proposes to change the existing zoning classification of the site to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½). The proposed project will be in compliance with the standards for the proposed R-A-2 ½ zoning.

b) The project site is surrounded by land which is zoned Rural Residential – 2 ½ Acre Minimum (R-R-2 ½) to the north, east, south and west. The proposed project is compatible with the existing and surrounding zoning.

c) The project is surrounded by single-family residences on large lots and vacant land. The proposed project is in conformance with the existing and planned residential uses for the area. The project will have no impact with regard to compatibility of existing or future uses in the area.

d) The land use designation for the proposed project site is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). Development of this project will be consistent with the land use designation and policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general	<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
plan, specific plan or other land use plan?				
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-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is in an area where mineral resources have not been studied. However, there is no historical use of the site or surrounding area for mineral extraction purposes. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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 <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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

a) The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

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

Source: Project Application Materials, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since a portion of the project site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings (Condition of Approval 10.PLANNING.27). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of 2 ½ acre minimum residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

a) The proposed project site is currently vacant; thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

c) The proposed project site is currently vacant; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

d) The project is not located within or near a County Redevelopment Project Area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project proposes the addition of four (4) residential parcels, which equates to an increase of twelve (12) additional persons. This population increase will not exceed official regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

Findings of Fact:

The proposed project will have an incremental increase in the potential need for fire services. The proposed project shall be required to pay development impact fees established by Ordinance No. 659. Upon compliance with Ordinance No. 659.10 (COA10.Planning.23), the proposed project will not have a significant impact on fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

The proposed project will have an incremental increase in the potential need for sheriff services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (COA 10.Planning.23), the proposed project will not have a significant impact on sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCLIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Hemet Unified School District. The project will comply with State laws regarding any school fees (COA 80.Planning.9). This is a standard condition of approval and is not considered mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed subdivision will result in an incremental increased demand for library services. This increase will be mitigated to a less than significant level by the payment of fees. Upon compliance with Ordinance No. 659.10 (COA 10.Planning.23), the project will not have a significant impact on library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: RCIP

Findings of Fact:

The use of the proposed 20-acre parcel would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. 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?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) The proposed project does not involve the construction of expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately twelve (12) persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Riverside Extended Mountainous Plan. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50.Planning.7 and 90.Planning.9). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: RCIP – Riverside Extended Mountainous Area Plan “Trails and Bikeway System” Figure 7, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no recreational trails proposed for this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

Findings of Fact:

a) The tentative map proposes an additional access point located on the southerly side of Mitchell Road, a Major Highway within the circulation element, at a distance of 600 feet from the nearest intersection. Therefore, the map will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

b) The proposed project will increase vehicular traffic. Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed subdivision will allow three (3) additional residential lots, contributing an additional 30 trips per day generated from the project site. The project's only access point is along Mitchell Road, classified as a four lane Major Highway within the County's Circulation Plan (Figure C-1). Figure C-3, Link/Volume Capacity/Level of Service for Riverside County Roadways, of the Circulation Element describes a Service Level "C" two lane Major Highway as having 27,300 average daily trips (ADT). As such, the proposed project's additional 30 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity. The project will not conflict with an applicable congestion management program, including,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The impact is considered less than significant.

c) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

d) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) No new roads are proposed by the project. Therefore, the project will not create any new county maintained roads and will not cause a need for new or altered maintenance.

g) Implementation of the project will not cause a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

According to REMAP Trails and Bikeway System Figure 7, the proposed project is not located adjacent to or within the vicinity of a bike trail. The project will have no impact with regard to bike trails.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project will served by wells, and therefore will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The Santa Margarita River Watershed Annual Master Report was released in 1990. A Chapter entitled, "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area," describes the proposed project's location as within the **Anza Valley Unit Area (UA)** boundaries.

Within this chapter, Section 6.2.13, **Anza Valley UA Water Use**, outlines the various land uses, project acreage, water duty, and water usage.

Land Use Category	Acres	Water Duty (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit in QV		1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 20.00 gross acres for three (3) additional units, the potential impacts are less than significant.

According to the 1989-1990 Santa Margarita River Watershed Annual Master Report, the Anza Terwilliger Project Area reported approximately 2,247.50 acres of land dedicated to agricultural purposes. In the 2005 -2006 Santa Margarita River Watershed Annual Watermaster Report agricultural lands uses were reduced to 571.38 acres the Anza area. The 1990 Water Study and the Watermaster both concur that dwelling units are less impactful than agricultural uses.

Prior to the issuance of grading permits, the project shall receive apply for a water supply permit, requiring: 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable. 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development). 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems. 4) Satisfactory information concerning how the system will be owned and operated. (80.ENV H.1)

Mitigation: Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. (80.ENV H.1)

Monitoring: Monitoring shall occur through the Environmental Health Department and Building and Safety Plan Check Process.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. 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"/>
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Source: RCIP, Riverside County Waste Management District correspondence dated June 12, 2007

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department, and has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, the project's applicant should implement the following measures as feasible:

1. Recycle the project's construction and demolition (C & D) waste through a C & D recycling facility.
2. Use mulch and/or compost in the development of landscaping areas and recycle green waste.
3. Consider xeriscaping and the use of drought tolerant/low maintenance vegetation in landscaped areas.
4. Dispose of hazardous waste in accordance with local, state and federal regulations.

The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Utilities

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

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

Source: RCIP

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

a-c) The project proposes the addition of four residential dwelling. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Anza Electric Cooperative, propane provider, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

d) Storm water drainage will be handled off site.

e) Cumulative traffic impacts from the project will result in the need for additional street lights. Electricity is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required

49. Energy Conservation

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

Source: RCIP

Findings of Fact: The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

50. 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

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

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

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

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

PDB-05535 "Habitat Assessment and Focused Trapping for Los Angeles Pocket Mouse, prepared by Chambers Group, Inc, dated February, 2007.

PD-A-4449R2 "Cultural Resources Inventory of 20 Acres," prepared by the Chambers Group, dated August 2006.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO00970 "Geotechnical/Geological Engineering Study, DeSilva Residential Lots 1 through 4 of Parcel Map 35548, Mitchell Road and Barham Road, Anza Area, County of Riverside, California", prepared by EnGen Corporation, dated November 12, 2007.

M3503-P "Soils Percolation Feasibility Study" prepared by EnGen Corporation, dated July 31, 2006.

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

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

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Revised: 6/9/08

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35548 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35548, Amended No. 5, dated 11/25/2009.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 2 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is s Schedule H subdivision of 20 acres into four (4) residential lots with a minimum lot size of two and one half acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside 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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 4 MAP-G1.5 EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1 to May 31.

10.BS GRADE. 5 MAP-G1.6 DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 6 MAP-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building & Safety Department. Single family dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

10.BS GRADE. 7 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 MAP-G2.6 SLOPE STABL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut or fill slopes steeper than 2:1 (horizontal to vertical) or over 30 feet in vertical height - unless addressed in a previous report.

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10. GENERAL CONDITIONS

10.BS GRADE. 9 MAP-G2.8MINIMUM DRNAGE GRAD RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 10 MAP-G2.11DR WAY XING NWC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities, shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 11 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flow flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Departments District Grading 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 District Grading Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 12 MAP-G2.13FIRE D'S OK ON DR. RECOMMND

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13 MAP-G2.21POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply

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10. GENERAL CONDITIONS

10.BS GRADE. 15 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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 (916) 657-1146.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP PERC RPT INFO

RECOMMND

The Department of Environmental Health will permit Onsite Wastewater Treatment Systems (domestic Sewage Disposal) from the individual lots of the subdivision as per the Soils Percolation Feasibility Study (M3503-P) submitted by EnGen Corporation dated July 31, 2006.

Study M3503-P performed for Tentative Tract Map 34523 dated Oct. 30, 2006, proposed the creation of 8 parcels. Tentative Parcel Map 35548 dated May/30/2007, (same APN) proposes 4 lots. Due to this reconfiguration some of the proposed OWTS locations were relocated from their placement in the original proposal. For that reason additional soil testing may be required.

This Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future , regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 OWTS/ATU-MAINTAIN ALL SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, or, State and Local Regulations whichever is more restrictive.

In addition, all OWTS and/or ATUs must not be proposed in "Do Not Disturbed Areas" and/or environmental constraint areas as defined by the appropriate regulatory agencies and/or by the recorded Environmental Constraint Sheet.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, 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.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Parcel Map 35548 is a proposal to subdivide approximately 20.0-acres into 4 residential lots in Anza area. The site is located north of Locust Road, south of Mitchell Road, west of Wagon Wheel Road, and east of Bahraman Road.

The site is impacted by two watercourses each having a large drainage area.

The western half of the property is impacted by the District's proposed Anza Creek Channel of Anza Master Drainage Plan (MDP). The proposed alignment of the channel traverses through Lot 1 and 2 and the necessary right of way dedication is shown on the amended exhibit.

The eastern half of the site is also impacted by the large watershed, but there is adequate area outside the floodplain for the proposed building sites. The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.

The Flood Plain area and the right of way dedication are correctly delineated on the Amended exhibit as per the Exhibit "FL". The Flood Plain limits shall be shown on the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) RECOMMND

Environmental Constraint Sheet which shall accompany the final map.

The site is located within the bounds of the Anza Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$2,198 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2 MAP DELINEATE FLOOD HAZ. AREA RECOMMND

The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.

The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The Flood Hazard Area must be kept free of all new buildings and obstructions until regional flood control facility has been constructed."

10.FLOOD RI. 3 MAP DEDICATION OF R/W RECOMMND

The site is located within the limits of the District's Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP traverses the western half of the site. Although construction of this Anza Creek Channel is not required by this proposal, to facilitate future construction of this facility, the developer shall dedicate the necessary right of way to the public prior to recordation and the issuance of permits. The final map shall show this area dedicated to the public for drainage purposes. Pursuant to the "Rules and Regulations for the Administration of Area Drainage Plans", the developer may be entitled to receive ADP Fee Credit for the dedication.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO01970

RECOMMND

County Geologic Report (GEO) No. 1970, submitted for this project (PM35548), was prepared by ENGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, DeSilva Residential Lots 1 through 4 of Parcel Map 35548, Mitchell Road and Barham Road, Anza Area, County of Riverside, California", dated November 12, 2007. In addition the following report was submitted for this project:

"Response to Review Comments, Dated January 31, 2008, County Geologic Report No. 1970, DeSilva Residential - Assessor's Parcel Number: 573-210-001, Lots 1 through 4 of Parcel Map 35548, Mitchell Road and Barham Road, Anza Area, County of Riverside, California", dated March 4, 2008.

This document is herein incorporated as a part of GEO No. 1970.

GEO No. 1970 concluded:

- 1.The consultant concluded that the active Anza segment of the San Jacinto Fault Zone is located about 1.2 miles northeast of the site.
- 2.No faulting has been mapped on the site or noted during the consultant's geologic investigation of the site.
- 3.The potential for surface fault rupture on the site is considered low.
- 4.The estimated maximum peak horizontal ground acceleration from the maximum credible earthquake (7.2M) on the San Jacinto Fault Zone, Anza segment is estimated to be 1.0g at this site.
- 5.The consultant's evaluation of liquefaction potential at the site indicates that it is very low due to the depth to groundwater and the dense nature of the subsurface soils.

GEO No. 1970 recommended:

- 1.The seismic shaking parameters presented in the report should be applied to the proposed structures on the site.

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10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - GEO01970 (cont.) RECOMMND

GEO No. 1970 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1970 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 6 MAP - PALEO INCIDENTAL FIND RECOMMND

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 applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 3.The paleontologist shall determine the significance of the encountered fossil remains.
- 4.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.
- 5.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

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - PALEO INCIDENTAL FIND (cont.)

RECOMMND

paleontologist called to the site immediately to recover the remains.

6.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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 7

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from

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10. GENERAL CONDITIONS

10.PLANNING. 7 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 8 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 9 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit

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10. GENERAL CONDITIONS

10.PLANNING. 9 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

holder/landowner shall:

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

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

10.PLANNING. 10 MAP - LC LANDSCAPE SPECIES RECOMMND

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

10.PLANNING. 11 MAP - LOW PALEO RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 11

MAP - LOW PALEO (cont.)

RECOMMND

project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - LOW PALEO (cont.) (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 12 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 13 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 18 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural-2 1/2 Acre Minimum (R-A-2 1/2 Acre) zone.

10.PLANNING. 19 MAP - 90 DAYS TO PROTEST RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 21 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 22 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 23 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

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10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 24 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 25 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 26 MAP - EXISTING SECOND UNITS RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary

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10. GENERAL CONDITIONS

10.PLANNING. 26 MAP - EXISTING SECOND UNITS (cont.) RECOMMND

dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 27 MAP - CONSTRUCTION RELATED NOISE RECOMMND

1. Whenever a construction site is within one-quarter (1/4) construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. All construction vehicles and equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3. During construction best efforts should be made to locate stockpiling and/or vehicle staging areas as far as feasible from existing residential dwellings. .|ECOMMND| feasible from existing residential dwellings.

TRANS DEPARTMENT

10.TRANS. 1 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 2 MAP - DRAINAGE 1 RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - DRAINAGE 1 (cont.) RECOMMND

are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 3 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 4 MAP - STD INTRO 3 (ORD 460/461) RECOMMND

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

10.TRANS. 5 MAP - COUNTY WEB SITE RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 EPD- LAPM HABITAT EASEMENT

RECOMMND

ALL SUITABLE LAPM HABITAT OUTSIDE THE ALLOWED GRADED PAD & LEACH FIELD AREAS MUST BE SHOWN IN THE CONSERVATION AREA TO BE HELD BY THE REGIONAL CONSERVATION AUTHORITY. THE EASEMENT MUST BE SHOWN ON THE FINAL RECORDED MAP & ALL GRADING PLANS ASSOCIATED WITH THIS MAP.

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Very High Hazard zone in the SRA" of Riverside County Any building constructed on lots created by this land division shall comply with the special construction provisions.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

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

50.FIRE. 5 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 8 MAP-#8-ECS-WATER TANK/WELL RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS RECOMMND

The Flood Plain area as per the Exhibit "FL" prepared by the Flood Control shall be shown on the environmental constraint sheet to accompany the final map.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet.

A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6 MAP SHOW FLOODPLAIN ECS (cont.) RECOMMND

of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP ANZA ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the

Anza Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 10 MAP DEDICATION OF R/W RECOMMND

The site is located within the limits of the District's Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP traverses the western half of the site. Although construction of this Anza Creek Channel is not required by this proposal, to facilitate future construction of this facility, the developer shall dedicate the necessary right of way to the public prior to recordation and the issuance of permits. The final map shall show this area dedicated to the public for drainage purposes. Pursuant to the "Rules and Regulations for the Administration of Area Drainage Plans", the developer may be entitled to receive ADP Fee Credit for the dedication.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 12 MAP DELINEATE FLOOD HAZ. AREA RECOMMND

The approximate Flood Plain as shown on the attached Exhibit "FL" shall be kept free of all new buildings and obstructions including fill.
The Flood Plain limits shall be shown on the Environmental Constraint Sheet which shall accompany the final map. A note shall be placed on the environmental constraint sheet stating, "The FLOOD HAZARD AREA must be kept free of all new buildings and obstructions until regional flood control facility has been constructed,"

50.FLOOD RI. 13 MAP SUBMIT ECS & FINAL MAP RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the

PARCEL MAP Parcel Map #: PM35548

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

R-A-2 1/2 zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7433 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 7 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 20 MAP - FEE BALANCE (cont.) RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 24 MAP - ECS WELL WATER STATMNT RECOMMND

An ECS map must be stamped by the Riverside County Surveyor with the following note: "The property is located in an area of undetermined ground water availability. Prior to the issuance of building permits, a well water supply permit shall be approved by the Environmental Health Department for each parcel created within this final map."

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along Mitchell Road shall be dedicated for public use to provide for a 59 foot half width right-of-way.

Sufficient right-of-way along Bahrman Road shall be dedicated for public use to provide for a 50 foot half width right-of-way.

Sufficient right-of-way along Wagon Wheel Trail shall be dedicated for public use to provide for a 30 foot half width right-of-way.

50.TRANS. 4 MAP - AGGREGATE/32'GRADED RECOMMND

"A" Street shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 56 foot full width dedicated right-of-way as approved by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 7 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Bahrman Road, Mitchell Road and Wagon Wheel Trail and so noted on the final map.

50.TRANS. 10 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: 1. Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

2. If you do not prepare the improvement plans per the policies and guidelines, it may cause a delay in the processing of your plans.

50.TRANS. 13 MAP - STREET NAME SIGN RECOMMND

The land divider shall install three street name signs at the intersection of Mitchell Road and Bahrman Road, Mitchell Road and "A" Street, and Mitchell Road and Wagon Wheel Road in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 14 MAP - INTERSECTION/50' TANGENT RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 26 MAP- CORNER CUT-BACK I RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a
grading permit, shall be submitted to the Building
and Safety Department's Grading Division for review
and approval prior to issuance of a grading permit.

All grading shall be in conformance with the
recommendations of the geotechnical/soils reports as
approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports
will be reviewed in accordance with the RIVERSIDE COUNTY
GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND
GEOLOGIC REPORTS.

60.BS GRADE. 2 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

All grading and drainage shall be designed in accordance
with Riverside County Flood Control & Water Conservation
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.

Additionally, the Building and Safety Department's
conditional approval of this application includes an
expectation that the conceptual grading plan reviewed and
approved for it complies or can comply with any WQMP (Water
Quality Management Plan) required by Riverside County Flood
Control and Water Conservation District.

60.BS GRADE. 3 MAP-G2.14OFFSITE GDG ONUS RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 5 MAP IMPORT/EXPORT

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD- LAPM HABITAT EASEMENT

RECOMMND

ALL SUITABLE LAPM HABITAT OUTSIDE THE ALLOWED GRADED PAD & LEACH FIELD AREAS MUST BE SHOWN AS A CONSERVATION EASEMENT TO BE HELD BY THE REGIONAL CONSERVATION AUTHORITY ON ANY GRADING PLAN UNDER PM35548.

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60. PRIOR TO GRADING PRMT ISSUANCE

FIRE DEPARTMENT

60.FIRE. 1 MAP - SRA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP ANZA ADP FEES RECOMMND

PM 35548 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 1 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of information provideed in PD-A-4449R2 and information submitted by the Cahuilla Band of Indians, archaeological monitoring of any grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project 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 in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)This agreement shall not modify any condition of approval or mitigation measure.

60.PLANNING. 2 GEN*- SPECIAL INTEREST MONITOR RECOMMND

As a result of information submitted by the Cahuilla Band of Indians in their letter dated April 17, 2009, tribal monitoring of any grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into contract and retain a monitor(s) designated by the Cahuilla Band of Indians. This group shall be known as the Special Interest Monitor (SI Monitor) for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The SI Monitors 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The SI Monitors shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 GEN*- SPECIAL INTEREST MONITOR (cont.) RECOMMND

identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2)Special interest monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all groups interests only.

3)This agreement shall not modify any condition of approval or mitigation measure.

4)The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the special interest groups has not been met.

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 4 MAP - BUILDING PAD GRADING RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 20 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 22 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7433 has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT RECOMMND

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Divisin of the Building and Safety Department.

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP - WELL/WATER STATEMENT

RECOMMND

Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required.

The requirements for a water supply permit are as follows:

- 1) Satisfactory laboratory test (bacteriological, organic, inorganic, general physical, general mineral and radiological) to prove the water potable.
- 2) Satisfactory proof that there is adequate quantity to include fire flow and available for intended development).
- 3) A complete set of plans for the Department of Environmental Health review and approval showing all details of the proposed and existing water systems.
- 4) Satisfactory information concerning how the system will be owned and operated.

80.E HEALTH. 3 ENV HEALTH CLEARANCE REQUIRED

RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for each lot of Parcel Map#35548 based on EnGen Corp. Soils Percolation Report Project#M3503-P dated 7-31-06.

Upon building submittal, the applicant must submit to DEH for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 4 DEH SITE EVALUATION REQUIRED RECOMMND

Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked.

**Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50A- WATER TANK SYSTEM RECOMMND

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

80.FIRE. 2 MAP - SRA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

80.FIRE. 3 MAP - SECONDARY/ALTER ACCESS RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP ANZA ADP FEES ,RECOMMND

PM 35548 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 3 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 9 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 11 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 2 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

08/03/10
13:46

Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION.

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777
Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 5 GEN - CULTURAL RESOURCES RPT

RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 9 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 30, 2007

TO:

Transportation Dept.
Environmental Health Dept.-LEA
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Plnchk)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Landscape
Riv. Waste Management Dept.

Valley-Wide Recreation & Parks Dist.
CSA 152 c/o EDA
Supervisor Stone
Commissioner Petty
Hemet Unified School Dist.
Anza Electric Cooperative. Inc
Regional WQCB-Santa Ana
Pechanga Indian Tribe
Ramona Indian Tribe
Cahuillia Indian Tribe
Anza Valley Municipal Advisory Council

TENTATIVE PARCEL MAP NO. 35548 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, Westerly of Wagon Wheel Road, and Easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** Schedule H subdivision of 20.00 acres into 4 residential lots with a minimum lot size 2 acres - APN(s): 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on June 21, 2007**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Shelley Esteybar**, Project Planner, at (951) 955-4641 or email at sesteyba@RCTLMA.org / MAILSTOP# 1070.

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 17, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pinchk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Archeology

TENTATIVE PARCEL MAP NO. 35548 AMENDED NO. 1 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, Westerly of Wagon Wheel Road, and Easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST: Schedule H subdivision of 20.00 acres into 4 residential lots with a minimum lot size 2 acres - APN(s): 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433**

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 10, 2008 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner, (951)955-4641, or e-mail at jhorn@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: July 1, 2008

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Archeology

CHANGE OF ZONE NO. 7433, AMENDED NO. 1 AND TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 2 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, Westerly of Wagon Wheel Road, and Easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 1/2) - **REQUEST:** The Change of Zone is a proposal to amend the project site's existing zoning classification from Rural Residential 2 1/2 AC. Minimum to Residential Agriculture 2 1/2 AC. Minimum. The Tentative Parcel Map is a Schedule H subdivision of 20 acres into four (4) residential lots with a minimum lot size 2.5 acres and one (1) remainder parcel - APN(s): 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433.

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **July 24, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Justin Equina**, Project Planner, (951)955-9652, or e-mail at jequina@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 13, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 3 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST: The Tentative Parcel Map is a Schedule “H” subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres and one (1) 4.79 gross acre remainder parcel. - APN: 573-210-001 - Related Cases: TR34523 - Concurrent Cases: CZ07433**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 9, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, Project Planner (951) 955-4641**, or e-mail at jhorn@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
5th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 15, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Building & Safety

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 4 – EA41098 – Applicant: Jayalath Deslva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 1/2) - **REQUEST:** The Tentative Parcel Map proposes a Schedule “H” subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres and one (1) 4.79 gross acre remainder parcel - APN(s): 573-210-001 - Related Cases: TR34523 (WITHDRAWN)- Concurrent Cases: CZ07433

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **June 11, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, Project Planner @ (951) 955-4641**, or e-mail at **JHORN@rctlma.org / MAILSTOP #: 1070**

COMMENTS:

FILE COPY

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.

LAND DEVELOPMENT COMMITTEE
6th CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 25, 2009

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety 2nd Floor

Riv. Co. Parks & Open Space District
Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 5 – EA41098 – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST: The Tentative Parcel Map proposes a Schedule "H" subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001 - Related Cases: TR34523 (WITHDRAWN)- Concurrent Cases: CZ07433**

PLEASE NOTE CHANGE: THE REMAINDER PARCEL HAS BEEN REMOVED AND IS INCORPORATED WITHIN PROPOSED PARCEL 1.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 7, 2010 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn**, Project Planner (951) 955-4641, or e-mail at jhorn@rctlma.org / MAILSTOP #: 1070

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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





Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 12, 2007

Shelley Esteybar, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Tentative Parcel Map No. 35548

Proposal: Divide 20 acres into four (4) residential lots with a minimum lot size of 2 acres

APN: 573-210-001

Dear Ms. Esteybar:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Mitchell Road, west of Wagon Wheel Road, and east of Bahrman Road, in the Anza Zoning Area. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Household Hazardous Waste Collection (HHW) Program - 24-Hour Hotline 1.800.304.2226 for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,

Mirtha Liedl, Planner

Encl.: Case Transmittal form

PD#55236



Valley-Wide Recreation & Park District
P.O. Box 907, San Jacinto, CA 92581
(951) 654-1505

ORDINANCE 460 – PARKLANDS

PARCEL MAP 35548

This property is not within our district boundaries.

Developer should be required to pay park fees to an appropriate agency providing park and recreation services.

Samuel W. Goepo, General Manager
Valley-Wide Recreation and Park District

June 1, 2007

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
120139_4

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

July 18, 2008

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attn: Justin Equina

Ladies and Gentlemen:

Re: Change of Zone 07433
Area: Anza

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Tina Hanson of this office at 951.955.2511.

Very truly yours,

A handwritten signature in black ink, appearing to read "Mekbib Degaga".

MEKBIB DEGAGA
Senior Civil Engineer

c: PM 35548

TH:blj

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

CC 00 4000

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM35548 DATE SUBMITTED: 4/25/07

APPLICATION INFORMATION

Applicant's Name: Jayalath DeSilva E-Mail: _____

Mailing Address: 945 Chapea Rd.

Pasadena Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

Engineer/Representative's Name: Cozad & Fox, Inc. E-Mail: carrie@kbcozad.com

Mailing Address: 151 S. Girard St.

Hemet Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 652-4454 Fax No: (951) 766-8942

Property Owner's Name: DeSilva Family Trust E-Mail: _____

Mailing Address: 945 Chapea Rd.

Pasadena Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

To subdivide 20.00 acres into 4 single-family residential lots, 2.5-acre minimum gross lot size, with 1 remainder parcel and a dedication for the future Anza Drainage Channel.

Related cases filed in conjunction with this request:

CZ 07433 (To be withdrawn), TR 34523 (To be withdrawn)

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

If yes, provide Case No(s). TR 34523, CFG 04494 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 41098 E.I.R. No. (if applicable): _____

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

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

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 5100

Estimated amount of fill = cubic yards 5100

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

Import _____ Export _____ Neither X

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

N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 28,000 sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River Santa Margarita River San Jacinto River Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Jayalath de Silva Date 4/16/07
Owner/Representative (2) A. Accisim Date 4/16/07

JR 34525

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Robert C. Johnson Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CC004000

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define a Planning Area within a Specific Plan.
- Type 2:** Used to change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207433 DATE SUBMITTED: 10/10/06

APPLICATION INFORMATION

Applicant's Name: Jayalath DeSilva E-Mail: _____

Mailing Address: 945 Chapea Road
Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

Engineer/Representative's Name: Cozad & Fox, Inc. E-Mail: carrie@kbcozad.com

Mailing Address: 151 S. Girard Street
Hemet CA 92544
City State ZIP

Daytime Phone No: (951) 652-4454 Fax No: (951) 766-8942

Property Owner's Name: DeSilva Family Trust E-Mail: _____

Mailing Address: 945 Chapea Road
Pasadena CA 91107
City State ZIP

Daytime Phone No: (626) 695-4582 Fax No: (626) 396-1910

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

EA 41098 CFG 04494

APPLICATION FOR CHANGE OF ZONE

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Jayalath DeSilva

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

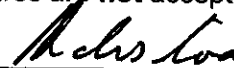
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

Jayalath DeSilva, DeSilva Family Trust

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 573-210-001

Section: 16 Township: 7 S Range: 3 E

Approximate Gross Acreage: 20.00

General location (street address, cross streets, etc.): North of Locust Road, South of Mitchell Road, East of Bahrman Road, West of Wagon Wheel Road

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2005, Pg. 904, H-2, H-3

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

To change a 20.0 acre site from R-R-2 1/2 to R-A-2 in order to build a single-family residential subdivision with 2-acre minimum lots.

Related cases filed in conjunction with this request:

TT34523

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7433 AND TENTATIVE PARCEL MAP NO. 35548 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Jayalath Desilva – Engineer/Representative: Cozad & Fox Inc. – Third Supervisorial District - Anza Zoning Area – Riverside Extended Mountainous Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Southerly of Mitchell Road, westerly of Wagon Wheel Road, and easterly of Bahrman road - 20 Gross Acres - Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R 2 ½) - **REQUEST:** The Tentative Parcel Map proposes a Schedule “H” subdivision of 20 gross acres into four (4) residential parcels with a minimum lot size 2.5 acres- APN(s): 573-210-001. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: August 18, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email jhorn@rcitlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Jeff Horn
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/22/2010.

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

APN (s) or case numbers Pm 35548 For

Company or Individual's Name Planning Department,

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

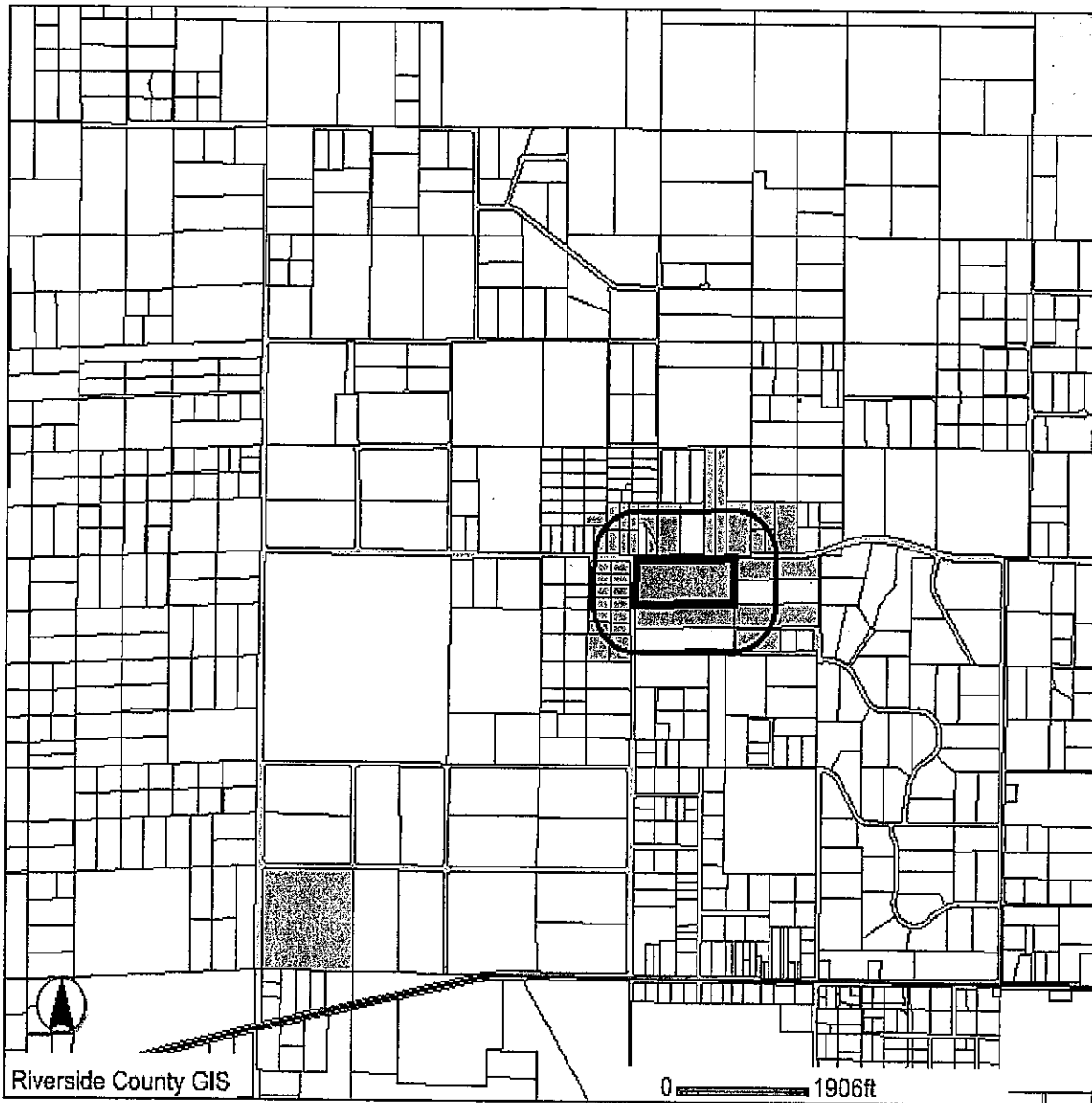
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/20/2010
Expires: 10/20/2010

600 feet buffer



Selected parcel(s):

573-100-020	573-100-026	573-100-037	573-100-038	573-100-039	573-100-040	573-100-041
573-100-042	573-100-043	573-100-045	573-130-002	573-130-003	573-130-006	573-130-010
573-130-011	573-130-012	573-130-013	573-130-022	573-190-012	573-190-013	573-190-028
573-190-029	573-190-030	573-190-031	573-190-037	573-190-038	573-190-039	573-190-040
573-190-041	573-190-042	573-190-043	573-190-044	573-200-017	573-210-001	573-210-002
		573-210-004	573-210-006	573-210-020		

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...04/22/2010

APN: 573100020 ASMT: 573100020
SERGIO CARDENAS GARCIA
ILDA MAGALLON GARCIA
P O BOX 391027
ANZA CA 92539

APN: 573100026 ASMT: 573100026
VICENTE RAMIREZ
LETICIA RAMIREZ
P O BOX 390771
ANZA CA 92539

APN: 573100037 ASMT: 573100037
RALPH E HATCHER
DORTHY J HATCHER
P O BOX 390590
ANZA CA 92539

APN: 573100038 ASMT: 573100038
CHERYL MROCH
P O BOX 390934
ANZA CA 92539

APN: 573100039 ASMT: 573100039
NANNETTE MARIE HOLZER
JAMES PAUL HOLZER
55935 ATLANTIC AVE
ANZA CA. 92539

APN: 573100040 ASMT: 573100040
COMORRE FAMILY JULY 1997 REVOCABLE TRUST
C/O MICHAEL P COMORRE
59382 HOP PATCH SPGS RD
MOUNTAIN CENTER CA 92561

APN: 573100041 ASMT: 573100041
DAMEON R RIGGS
SERENA L RIGGS
55880 MITCHELL RD
ANZA CA. 92539

APN: 573100042 ASMT: 573100042
BRIAN SMITH
P O BOX 390429
ANZA CA 92539

APN: 573100043 ASMT: 573100043
REX E HUFFMAN
COLEEN B HUFFMAN
55930 MITCHELL RD
ANZA CA. 92539

APN: 573100045 ASMT: 573100045
MICHAEL L BROWN
56040 MITCHELL RD
ANZA CA. 92539

APN: 573130002 ASMT: 573130002
KENNETH R LEWIS
KATHLEEN E LEWIS
833 TOWNE ST
COSTA MESA CA 92627

APN: 573130003 ASMT: 573130003
JOSE MANUEL S CASTRO
MARIA CARMEN LARIOS
ARTURO SALAZAR
3216 W 110TH ST
INGLEWOOD CA 90303

APN: 573130006 ASMT: 573130006
CHRISTOPHER MARTINEZ
JENNY MARTINEZ
P O BOX 390468
ANZA CA 92539

APN: 573130010 ASMT: 573130010
PATTY DANH
2530 N GARDENA ST
SAN BERNARDINO CA 92407

APN: 573130011 ASMT: 573130011
JAMES F HARPER
CHRISTIAN P HARPER
1230 E WINDSOR RD NO 205
GLENDALE CA 91205

APN: 573130012 ASMT: 573130012
GERHARD H NEUBAUER
MARGOT M NEUBAUER
56300 MITCHELL RD
ANZA CA. 92539

APN: 573130013 ASMT: 573130013
MARGARET N KOHLER
C/O BOB EVANS
640 N RENN AVE
CLOVIS CA 93611

APN: 573130022 ASMT: 573130022
JACK L CARR
HELEN C CARR
P O BOX 390581
ANZA CA 92539

APN: 573190012 ASMT: 573190012
IRONTREE MANAGEMENT CO INC
P O BOX 391607
ANZA CA 92539

APN: 573190013 ASMT: 573190013
MACHADO LAND INV CORP
P O BOX 391607
ANZA CA 92539

APN: 573190028 ASMT: 573190028
DENNIS G MARKOWSKI
37104 EDGEMONT DR
MURRIETA CA 92563

APN: 573190029 ASMT: 573190029
MIKE MACHADO
P O BOX 391607
ANZA CA 92539

APN: 573190030 ASMT: 573190030
LONNY KANOUSE
AMBER J KANOUSE
58579 RED SHANK RD
ANZA CA 92539

APN: 573190031 ASMT: 573190031
JAMES R CLABAUGH
BONNIE CLABAUGH
P O BOX 390881
ANZA CA 92539

APN: 573190037 ASMT: 573190037
STEPHANIE WALKER
RAYMOND WALKER
38070 WHITMORE
ANZA CA. 92539

APN: 573190038 ASMT: 573190038
DAVID PAUL CLEGG
LINDA COLLEEN CLEGG
38075 BAHRMAN RD
ANZA CA. 92539

APN: 573190039 ASMT: 573190039
EUGENE OWEN HUMPHRIES
NEVA MAE HUMPHRIES
P O BOX 391302
ANZA CA 92539

APN: 573190040 ASMT: 573190040
MARK A WAYLAND
KATHLEEN M WAYLAND
P O BOX 390340
ANZA CA 92539

APN: 573190041 ASMT: 573190041
VALERIE J BURGESS
38010 WHITMORE RD
ANZA CA. 92539

APN: 573190042 ASMT: 573190042
WINIFRED ANN BRIGGS
P O BOX 390701
ANZA CA 92539

APN: 573190043 ASMT: 573190043
COREY F WALLACE
LISA ANN WALLACE
27925 STARFALL WAY
MURRIETA CA 92563

APN: 573190044 ASMT: 573190044
SECRETARY HOUSING & URBAN DEV WASH D C
C/O PEMCO HUD
1600 SACRAMENTO INN 220
SACRAMENTO CA 95815

APN: 573200017 ASMT: 573200017
EDWARD E WALL
P O BOX 391202
ANZA CA 92539

APN: 573210001 ASMT: 573210001
JAYALATH DESILVA
ANUREE DESILVA
945 CHAPEA RD
PASADENA CA 91107

APN: 573210002 ASMT: 573210002
ROGELIA SALDANA
RIGOBERTO SALDANA
ALBERT SALDANA
ALDO SALDANA, ETAL.
C/O ALDO SALDANA
1014 BEECHWOOD
SANTA ANA CA 92706

APN: 573210004 ASMT: 573210004
RAFAEL R SALDANA
CARLOS R SALDANA
19615 GLENWOOD AVE
RIVERSIDE CA 92508

APN: 573210006 ASMT: 573210006
KENNETH V VOLLAN
CHRISTOPHER L VOLLAN
18054 BRIGHTMAN AVE
LAKE ELSINORE CA 92530

APN: 573210020 ASMT: 573210020
CURT W JURE
C/O GOLDEN STATE MORTGAGE
25060 HANCOCK B103 NO 161
MURRIETA CA 92562

Anza Cooperative Electric Company
58470 Hwy. 371
P.O. Box 391909
Anza, CA 92539-1909

Anza Municipal Advisory Council
P.O. 391076
Anza, CA 92539

Cahuilla Band of Indians
52701 Hwy. 371
P.O. Box 391760
Anza, CA 92539-1760

Cultural Resources Committee,
Pechanga Band of Luiseno Mission
Indians
P.O. Box 2183
Temecula, CA 92593

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Ramona Band of Mission Indians
3940 Cary Rd.
P.O. Box 391670
Anza, CA 92539

ATTN: Executive Officer
Reg. Water Quality Control Board #8
Santa Ana
3737 Main St., Suite 500
Riverside, CA 92501-3348

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Applicant:
Jayalath Desilva
945 Chapea Rd.
Pasadena, CA 91107

Eng-Rep:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544

Owner:
Desilva Family Trust
945 Chapea Rd.
Pasadena, CA 91107

Applicant:
Jayalath Desilva
945 Chapea Rd.
Pasadena, CA 91107

Eng-Rep:
Cozad & Fox, Inc.
151 S. Girard St.
Hemet, CA 92544

Owner:
Desilva Family Trust
945 Chapea Rd.
Pasadena, CA 91107

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: EA41098, CZ07433, PM35548

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

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

COMPLETED/REVIEWED BY:

By: Jeff Horn Title: Project Planner Date: May 19, 2010

Applicant/Project Sponsor: Jayalath Desliva Date Submitted: April 25, 2007

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM35548\DH-PC-BOS Hearings\Mitigated Negative Declaration PMP35548.doc

Please charge deposit fee case#: ZEA41098 ZCFG4494

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0618440

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DESILVA JAYALATH
paid by: CK 2031

\$64.00

CA FISH & GAME FOR EA41098
paid towards: CFG04494 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 10, 2006 15:37
MAVALENZ posting date Oct 10, 2006

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0915940

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: DESILVA JAYALATH \$2,010.25
paid by: CK 1962
CA FISH & GAME FOR EA41098
paid towards: CFG04494 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By SBROSTRO Nov 19, 2009 13:24
posting date Nov 19, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

7.5

Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisory District: Third
Project Planner: Wendell Bugtai
Planning Commission: August 18, 2010
Continued from: May 5, 2010, July 14, 2010

Conditional Use Permit 3622
E.A./EIR Number: Exempt Per CEQA Section
21061.3 "Infill Site"
Applicant: Jeff Rahman
Engineer/Representative: Jeff Rahman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposal is for an existing unoccupied building of approximately 4,000 square-feet to be converted into a convenience store. The convenience store would include a deli and the sale of alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000 square-foot mechanic shop to be converted into three separate retail lease areas and attached to the proposed convenience store, thus increasing the square footage by approximately 1,500 square-feet. In addition, the applicant has proposed 35 parking spaces.

The project is located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue.

ISSUES OF POTENTIAL CONCERN:

The project had been placed on the Planning Commission agenda on May 5, 2010 and July 14, 2010. There have been several key issues raised by the Planning Commission related to the project. These issues are as follows:

1. Florida Avenue and Columbia Street Improvements
2. Parking issues in relation to Florida Avenue
3. Alcohol Sales and the proximity to the surrounding Church and Pre-School
4. South Wall improvements
5. On and Off-site landscaping
6. Architectural Details – materials color board
7. 50-foot Setback from Florida Avenue Scenic Highway Corridor

The major issues related to the project can be attributed to site design and off-site improvements. The applicant has indicated through site design submittals that no further street improvements would be necessary given the on-site buildings currently exist. Several meetings have occurred between staff and the applicant which the applicant has stressed processing time and financial factors as a key contributor to moving the project forward. The applicant has since requested a DENIAL of the project in order to appeal the outstanding issues to the Board of Supervisors.

As of the writing of this report, staff has received landscape and wall plans as part of their submittal. The applicant has since made a payment in order to move the project forward and has stated that materials and color board are forthcoming.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): City of Hemet to the north and west
Commercial Retail (CR) to the east and south

W

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | City of Hemet to the north and west
Scenic Highway Commercial (C-P-S) to the east and west |
| 5. Existing Land Use (Ex. #1): | Vacant commercial buildings |
| 6. Surrounding Land Use (Ex. #1): | North: City of Hemet
East: Vacant
South: Single Family Residence
West: City of Hemet |
| 7. Project Data: | Total Acreage: 0.67-acres |
| 8. Environmental Concerns: | CEQA Exempt per Section 21061.3 |

RECOMMENDATIONS:

DENIAL of CONDITIONAL USE PERMIT No. 3622 based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development : Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are not protected through project design.
4. The proposed project is clearly not compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development : Commercial Retail (CD:CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a convenience and liquor store with retail office, is a permitted use in the Community Development : Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development : Commercial Retail (CD:CR) to the east and south and the City of Hemet to the north and west.

4. The public's health, safety and general welfare through the proposed use, convenience and liquor store with retail office, will not be protected through project design. The current site plan which provides no street improvements will be a major safety issue for Planning Staff along Florida Avenue and Columbia Street.
5. The proposed use is clearly not compatible with the present or future logical development of the area. Street improvements have been and will be requested for past and future projects which will require right-of-way improvements within the area. The lack of street improvements along a major intersection such as Florida Avenue and Columbia Street pose a major concern for the logical development of the surrounding area.
6. The zoning for the subject site is Scenic Highway Commercial (C-P-S) zoning.
7. The proposed use, a convenience and liquor store with retail office, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
8. The proposed use, a convenience and liquor store with retail office, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
9. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and the City of Hemet.
10. Residential and Commercial uses have been constructed and are operating in the project vicinity.
11. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
12. The year 2000 census population for census tract 433.10 was 4,582 persons according to the US Census Bureau (Census 2000 Summary File 3).
13. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
14. Three (3) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 433.10. There are approximately 0.79 licenses per 1,250 persons. Alcohol Beverage Control has indicated that there are two (2) Type 20 and Type 21 licenses allowed within census tract 433.10.
15. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
16. No schools are located within 1,000 feet from the proposed project.
17. The project is located within 100 feet of existing and habited residences.
18. The project is not located within 1,000 feet of an existing or planned public park and/or playground.
19. The project is located within 1,000 feet of an existing or established place or religious worship.

20. The proposed project provides public necessity and convenience for the residents of the surrounding community.

INFORMATIONAL ITEMS:

1. As of this writing, one (1) letters in support and one (1) letter in opposition have been received.
2. The project site is not located within:
 - a. A Redevelopment Area
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - e. Specific Plan
 - f. Agricultural Preserve
3. The project site is locate within:
 - a. The boundaries of the San Jacinto Valley Area Plan.
 - b. The city of Hemet sphere of influence.
 - c. Florida Avenue Corridor Policy Area
 - d. Hemet Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 438-230-027.
5. This project was filed with the Planning Department on April 23, 2009.
6. This project was reviewed by the Land Development Committee one (1) times on the following date June 18, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$32,896.14.

Agenda Item No.: 8.3
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisorial District: Third
Project Planner: Wendell Bugtai
Planning Commission: July 14, 2010
Continued from: May 5, 2010

Conditional Use Permit 3622
E.A./EIR Number: Exempt Per CEQA Section
21061.3 "Infill Site"
Applicant: Jeff Rahman
Engineer/Representative: Jeff Rahman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposal is for an existing unoccupied building of approximately 4,000 square-feet to be converted into a convenience store. The convenience store would include a deli and the sale of alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000 square-foot mechanic shop to be converted into three separate retail lease areas and attached to the proposed convenience store, thus increasing the square footage by approximately 1,500 square-feet. In addition, the applicant has proposed 35 parking spaces.

The project is located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue.

ISSUES OF POTENTIAL CONCERN:

During the May 5, 2010 Planning Commission, there were several issues that were raised by the Planning Commission as it relates to the project. These issues are as follows:

1. Florida Avenue and Columbia Street Improvements
2. Parking issues in relation to Florida Avenue
3. Alcohol Sales and the proximity to the surrounding Church and Pre-School
4. South Wall improvements
5. On and Off-site landscaping
6. Architectural Details – materials color board
7. 50-foot Setback from Florida Avenue Scenic Highway Corridor

As of the writing of this report staff has not received any of the requested materials listed above. The applicant has since made a payment in order to move the project forward and has stated that all requested plans are forthcoming.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Commercial Retail (CR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Hemet to the north and west
Commercial Retail (CR) to the east and south |
| 3. Existing Zoning (Ex. #2): | Scenic Highway Commercial (C-P-S) |
| 4. Surrounding Zoning (Ex. #2): | City of Hemet to the north and west
Scenic Highway Commercial (C-P-S) to the east
and west |
| 5. Existing Land Use (Ex. #1): | Vacant commercial buildings |
| 6. Surrounding Land Use (Ex. #1): | North: City of Hemet
East: Vacant |

W

South: Single Family Residence
West: City of Hemet

7. Project Data:

Total Acreage: 0.67-acres

8. Environmental Concerns:

CEQA Exempt per Section 21061.3

RECOMMENDATIONS:

CONTINUANCE WITH DISCUSSION OFF-CALENDAR

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development : Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development : Commercial Retail (CD:CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a convenience and liquor store with retail office, is a permitted use in the Community Development : Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development : Commercial Retail (CD:CR) to the east and south and the City of Hemet to the north and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S) zoning.
5. The proposed use, a convenience and liquor store with retail office, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, a convenience and liquor store with retail office, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.

7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and the City of Hemet.
8. Residential and Commercial uses have been constructed and are operating in the project vicinity.
9. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
10. The year 2000 census population for census tract 433.10 was 4,582 persons according to the US Census Bureau (Census 2000 Summary File 3).
11. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)
12. Three (3) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 433.10. There are approximately 0.79 licenses per 1,250 persons. Alcohol Beverage Control has indicated that there are two (2) Type 20 and Type 21 licenses allowed within census tract 433.10.
13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 100 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing or planned public park and/or playground.
17. The project is located within 1,000 feet of an existing or established place or religious worship.
18. The proposed project provides public necessity and convenience for the residents of the surrounding community.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Redevelopment Area
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - e. Specific Plan
 - f. Agricultural Preserve
3. The project site is locate within:
 - a. The boundaries of the San Jacinto Valley Area Plan.
 - b. The city of Hemet sphere of influence.

- c. Florida Avenue Corridor Policy Area
 - d. Hemet Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 438-230-027.
 5. This project was filed with the Planning Department on April 23, 2009.
 6. This project was reviewed by the Land Development Committee one (1) times on the following date June 18, 2009.
 7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$17,296.14.

Y:\Planning Case Files-Riverside office\CUP03622\CUP 3622 - Staff Report 4-7-10.doc
Date Prepared: 01/01/01
Date Revised: 6/08/09 by RJuarez

4Agenda Item No.:
Area Plan: San Jacinto Valley
Zoning District: Ramona
Supervisorial District: Third
Project Planner: Wendell Bugtai
Planning Commission: May 5, 2010

Conditional Use Permit 3622
E.A./EIR Number: Exempt Per CEQA Section
21061.3 "Infill Site"
Applicant: Jeff Rahman
Engineer/Representative: Jeff Rahman

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Conditional Use Permit proposal is for an existing unoccupied building of approximately 4,000 square-feet to be converted into a convenience store. The convenience store would include a deli and the sale of alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000 square-foot mechanic shop to be converted into three separate retail lease areas and attached to the proposed convenience store, thus increasing the square footage by approximately 1,500 square-feet. In addition, the applicant has proposed 35 parking spaces.

The project is located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Commercial Retail (CR)
2. Surrounding General Plan Land Use (Ex. #5): City of Hemet to the north and west
Commercial Retail (CR) to the east and south
3. Existing Zoning (Ex. #2): Scenic Highway Commercial (C-P-S)
4. Surrounding Zoning (Ex. #2): City of Hemet to the north and west
Scenic Highway Commercial (C-P-S) to the east and west
5. Existing Land Use (Ex. #1): Vacant commercial buildings
6. Surrounding Land Use (Ex. #1): North: City of Hemet
East: Vacant
South: Single Family Residence
West: City of Hemet
7. Project Data: Total Acreage: 0.67-acres
8. Environmental Concerns: CEQA Exempt per Section 21061.3

RECOMMENDATIONS:

APPROVAL of Conditional Use Permit 3622, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development : Commercial Retail (CD:CR) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Community Development : Commercial Retail (CD:CR) on the San Jacinto Valley Area Plan.
2. The proposed use, a convenience and liquor store with retail office, is a permitted use in the Community Development : Commercial Retail (CD:CR) designation.
3. The project site is surrounded by properties which are designated Community Development : Commercial Retail (CD:CR) to the east and south and the City of Hemet to the north and west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S) zoning.
5. The proposed use, a convenience and liquor store with retail office, is a permitted use, subject to approval of a conditional use permit, in the Scenic Highway Commercial (C-P-S) zone.
6. The proposed use, a convenience and liquor store with retail office, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S) and the City of Hemet.
8. Residential and Commercial uses have been constructed and are operating in the project vicinity.
9. The proposed use, sale of Beer and Wine for Off Premises Consumption, is a permitted use in the Scenic Highway Commercial (C-P-S) zoning classification subject to the approval of a Conditional Use Permit.
10. The year 2000 census population for census tract 433.10 was 4,582 persons according to the US Census Bureau (Census 2000 Summary File 3).
11. The maximum concentration level for General Liquor License (type 21) is combined with Beer and Wine (Type 20) and limited to one per 1,250 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code 23817.5)

12. Three (3) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 433.10. There are approximately 0.79 licenses per 1,250 persons. Alcohol Beverage Control has indicated that there are two (2) Type 20 and Type 21 licenses allowed within census tract 433.10.
13. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
14. No schools are located within 1,000 feet from the proposed project.
15. The project is located within 100 feet of existing and habited residences.
16. The project is not located within 1,000 feet of an existing or planned public park and/or playground.
17. The project is located within 1,000 feet of an existing or established place or religious worship.
18. The proposed project provides public necessity and convenience for the residents of the surrounding community.

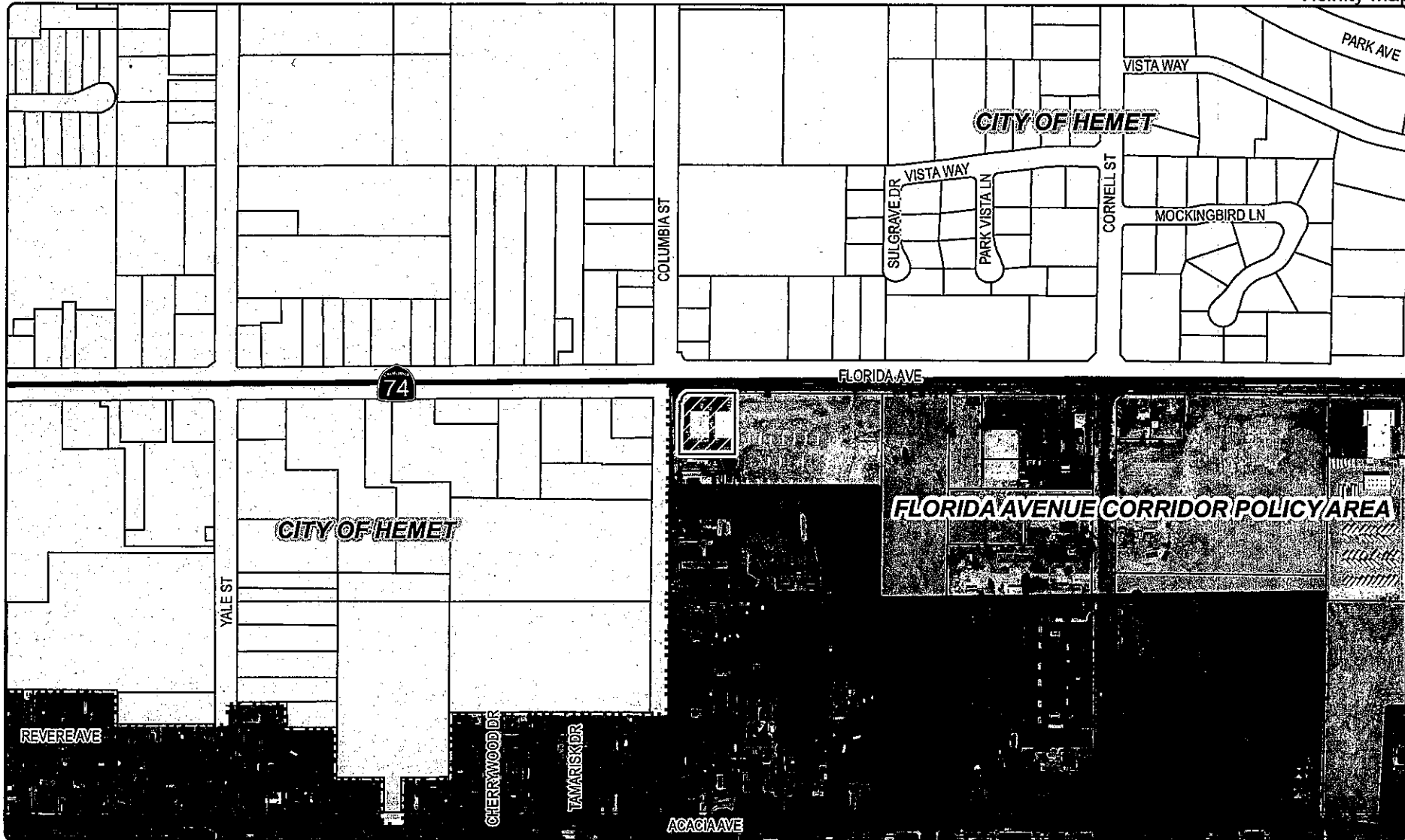
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A Redevelopment Area
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
 - d. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
 - e. Specific Plan
 - f. Agricultural Preserve
3. The project site is locate within:
 - a. The boundaries of the San Jacinto Valley Area Plan.
 - b. The city of Hemet sphere of influence.
 - c. Florida Avenue Corridor Policy Area
 - d. Hemet Unified School District
4. The subject site is currently designated as Assessor's Parcel Number 438-230-027.
5. This project was filed with the Planning Department on April 23, 2009.
6. This project was reviewed by the Land Development Committee one (1) times on the following date June 18, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$17,296.14.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03622
VICINITY/POLICY AREAS**

Supervisor Stone
District 3

Date Drawn: 2/16/2010
Vicinity Map



Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
Thomas Bros. Pg. 811 D7
Edition 2009

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



RIVERSIDE COUNTY PLANNING DEPARTMENT

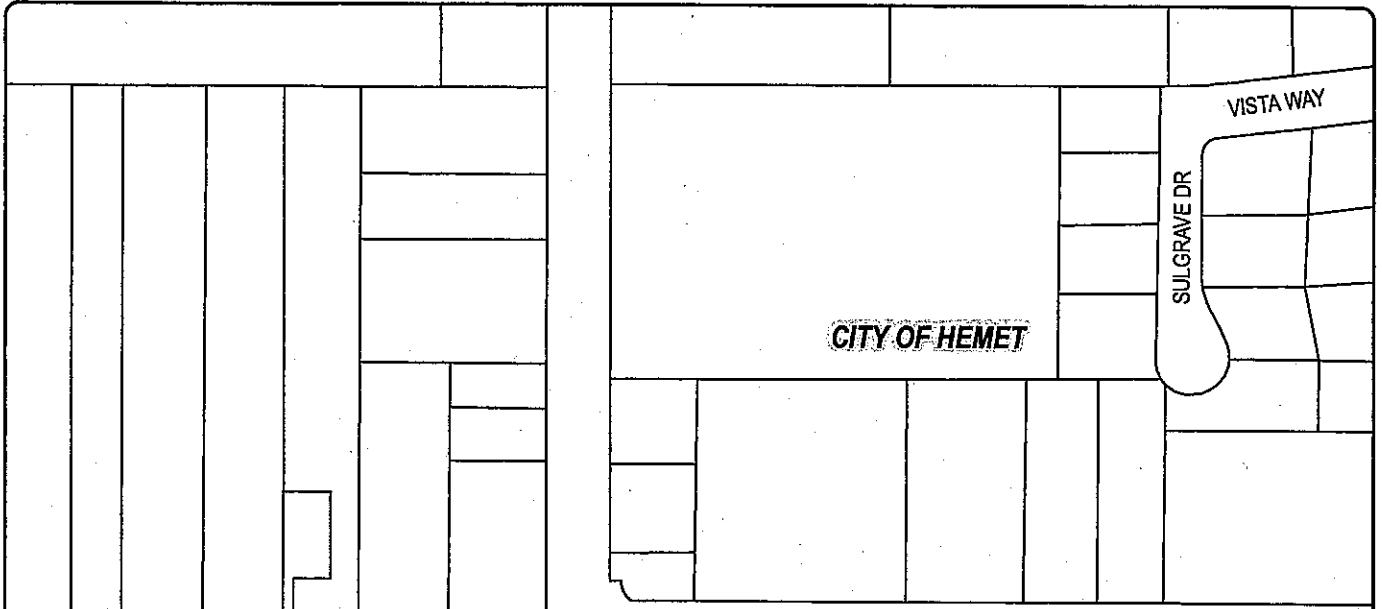
CUP03622

LAND USE

Supervisor Stone
District 3

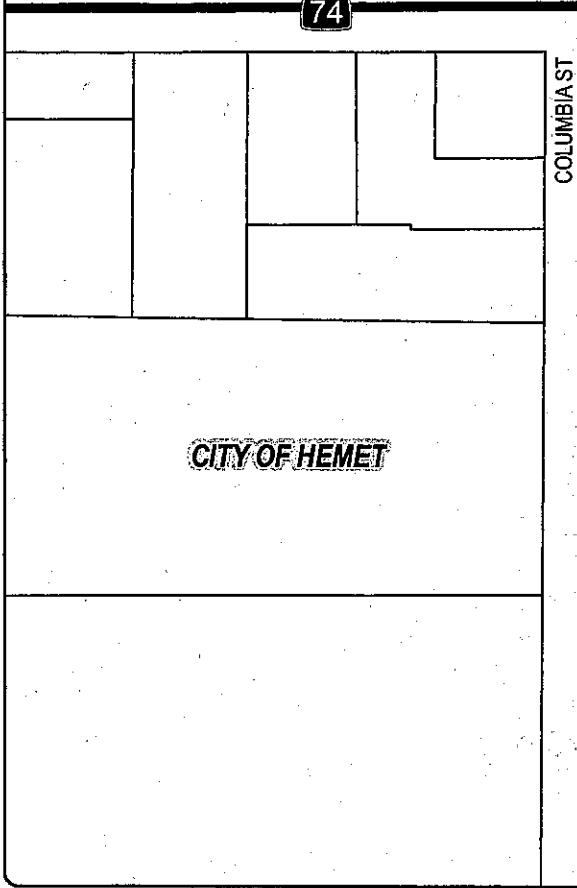
Date Drawn: 2/16/2010

Exhibit 1



FLORIDA AVE

74



SFRES

VAC

VAC

SFRES

CARE CENTER

APTS

SFRES

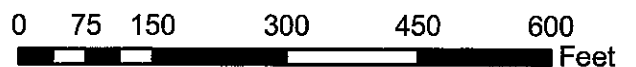
VAC

VAC

SFRES

Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
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RIVERSIDE COUNTY PLANNING DEPARTMENT

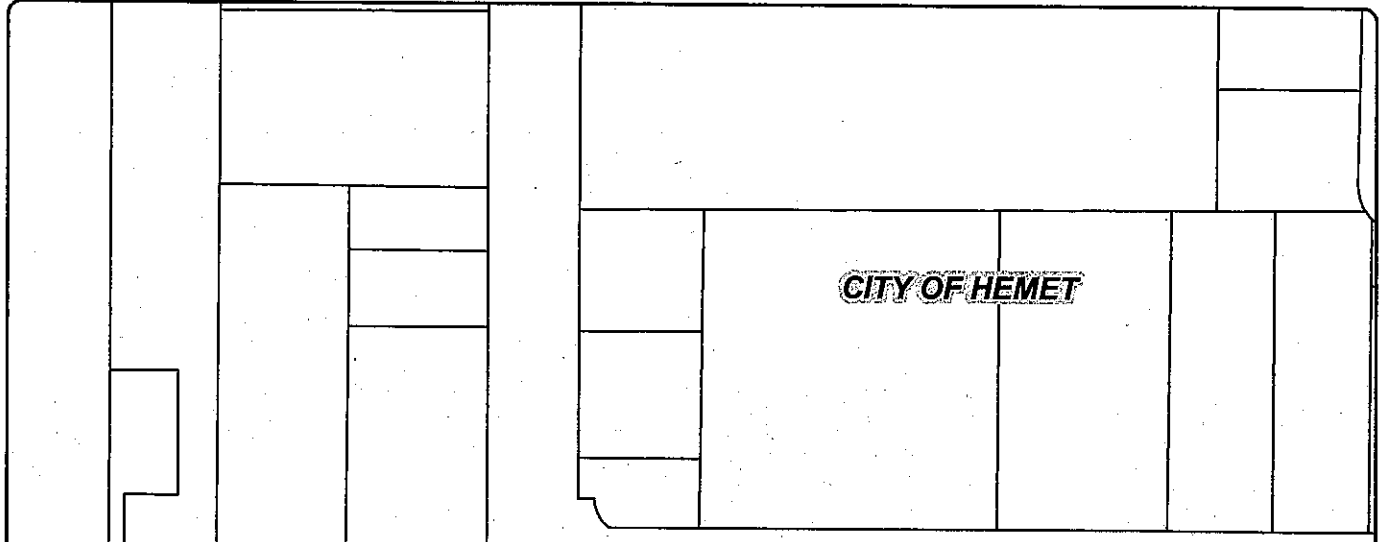
CUP03622

EXISTING ZONING

Supervisor Stone
District 3

Date Drawn: 2/16/2010

Exhibit 2



FLORIDA AVE



COLUMBIA ST

C-P-S
0.67 AC

C-P-S

CITY OF HEMET

R-3

R-3

A-1-5

R-2

Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
Thomas Bros. Pg. 811 D7
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03622

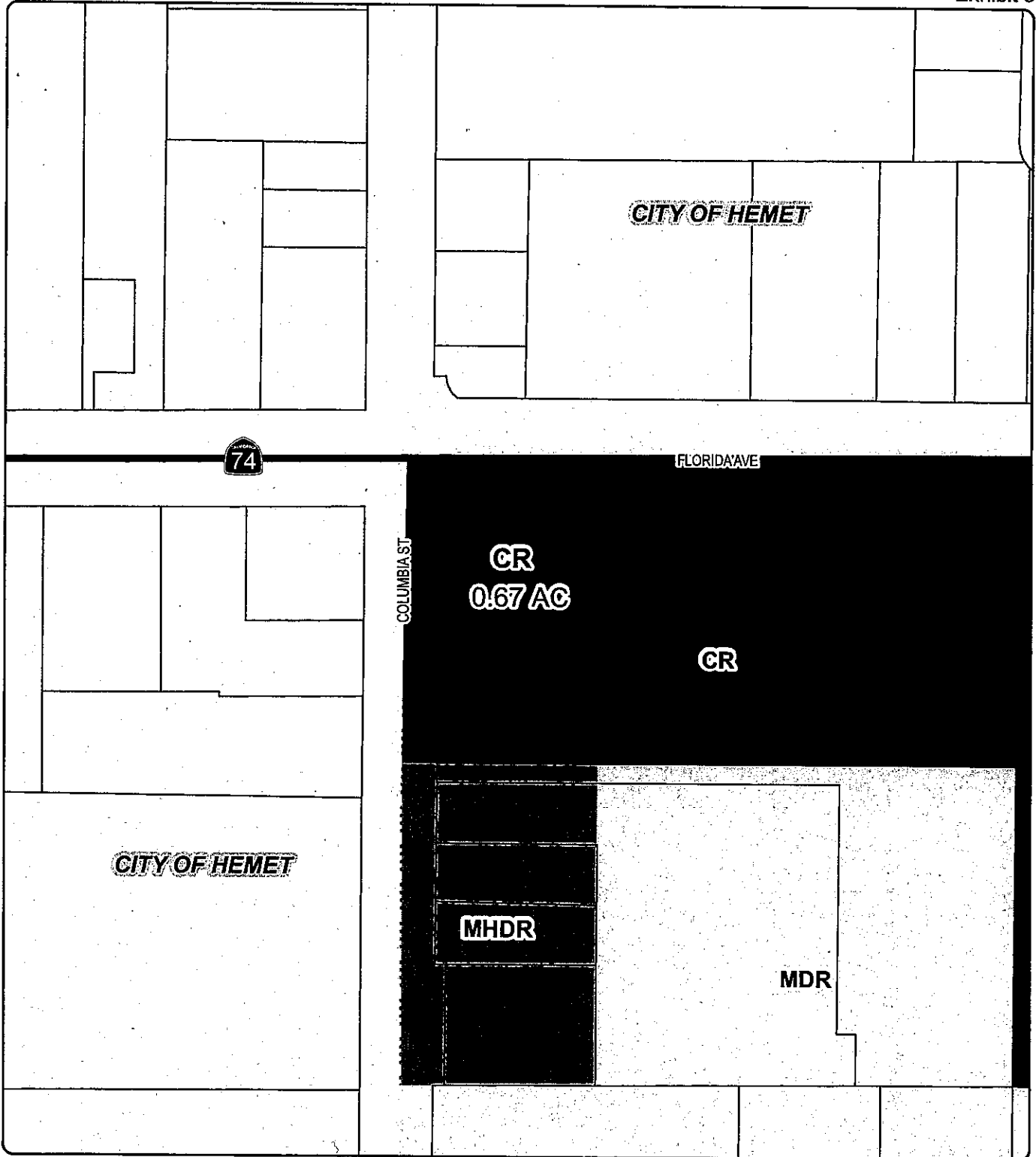
Date Drawn: 2/16/2010

Supervisor Stone

District: 3

EXISTING GENERAL PLAN

Exhibit 5

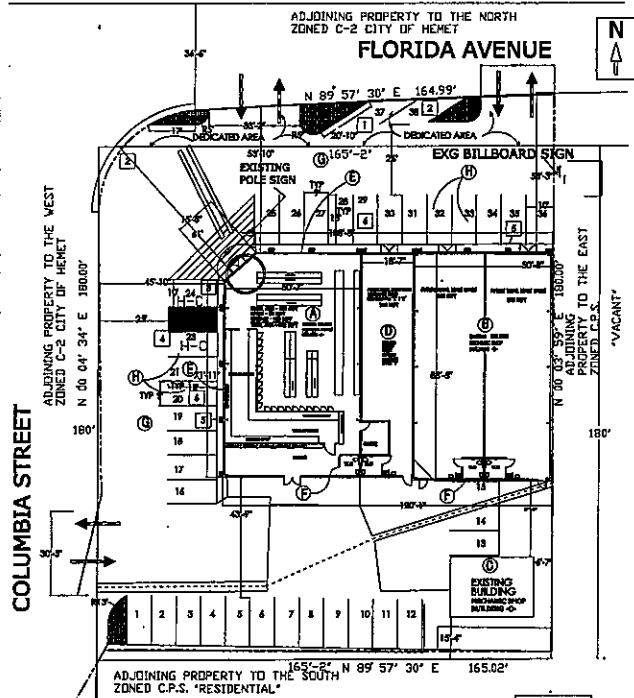
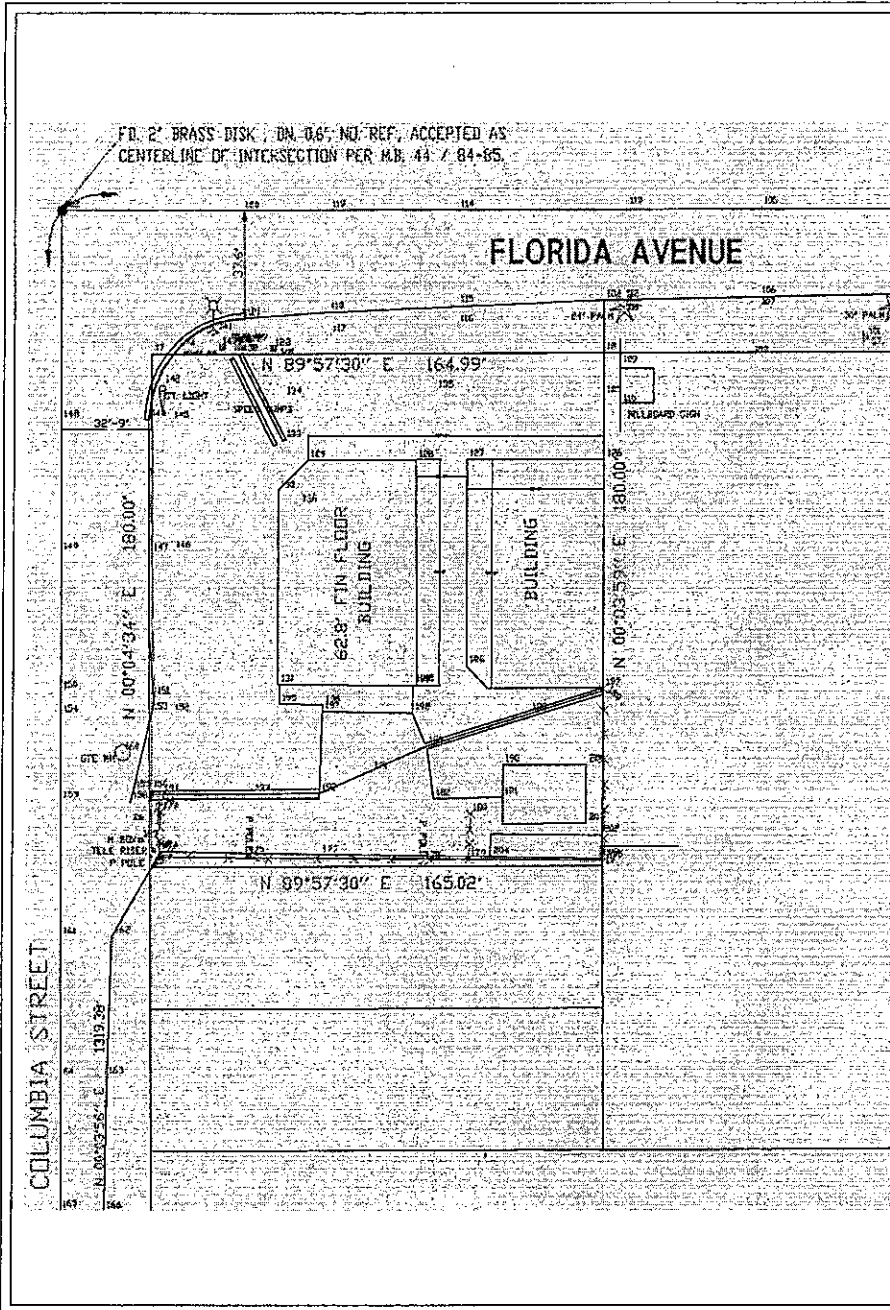


Zoning District: Ramona
Township/Range: T5SR1W
Section: 12

Assessors Bk. Pg. 438-23
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ZONE	AREA	%
INDUSTRIAL	100	100
AREA BENEATH	100	100
NET US AREA	100	100
TOTAL NET AVAILABLE AREA	100	100
PROPOSED NEW CONSTRUCTION / CONSOLIDATION WITH BUILDINGS A & B	100	100
PROPOSED STRUCTURAL STEEL FRAME CONSOLIDATE FACADE WITH REMAINING UNITS	100	100
ENTIRE STORE FRONT NORTH AND WEST ELEVATION FACE LIFTS SEE NEW ELEVATIONS	100	100
NEW STUCCO FINISH OVER EXISTING FACADE	100	100
RESTRIPE PARKING LOT	100	100
EXISTING 36 PARKING SPACES PROVIDED 2 HANDICAP VAN ACCESSIBLE	100	100

EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1:
The Northerly 140 feet of the Westerly 50 feet of Lot 2 in Block 112 of the Lands of Hemet Land Company, in the County of Riverside, State of California, as shown by Map on file in Book 1, Page 14, of Maps, Official Records of Riverside County, California.

For the purpose of this description the measurement are measured from the side lines of Florida Avenue and Columbia Street.

Parcel 2:
The Northerly 230 feet of the Westerly Half of Lot 2, in Block 112 of the Lands of the Hemet Land Company, in the County of Riverside, State of California, as shown by Map on file in Book 1, Page 14, of Maps, Official Records of Riverside County, California; said distance of 230 feet being measured from the center line of Florida Avenue.

Excepting therefrom the Easterly 132 feet.

Also excepting therefrom the n6ly 140 feet of the Westerly 50 feet, measured from the side lines of Florida Avenue and Columbia Street.

Also excepting therefrom those portions in Florida Avenue and Columbia Street.

OWNER
PROPERTY OWNER: R AND B INVESTMENTS
415 NORTH SANTA FE
VISTA CA 92084
760-447-3786

APPLICANT
APPLICANT: JEFF RAHMAN 661-630-0065
ADDRESS SAME AS PROPERTY OWNER
REPRESENTATIVE: KEITH GARDNER
8148 BILFWOOD DRIVE
RIVERSIDE CA 92504
951-933-2934

PARCEL DATA:
PARCEL 1 AND 2
LOT AREA = 74 ACRES
PROPERTY ZONED D.P.A.
THIS PROJECT IS NOT WITHIN ANY SPECIFIC PLAN
NO EASEMENTS TO THE BEST OF THE OWNERS KNOWLEDGE

SCOPE OF WORK LEGEND

BUILDING DATA:

BUILDING "A": EXISTING
PREVIOUS USE: RETAIL "AUTO PARTS"
PROPOSED USE: RETAIL "DOOR MART"
AREA = 4064 SQ FT
HEIGHT = 12'
EXISTING STEEL FRAME CONSTRUCTION
NO CHANGE TO STRUCTURAL FRAME SYSTEM
EXISTING STEEL PANELS FACADE
PROPOSED FACE LIFT STUCCO AND AWNING
PROPOSED TOILET ROOMS UPGRADE
PROPOSED TENANT IMPROVEMENT WORKS

BUILDING "B": EXISTING
PREVIOUS/CURRENT USE: AUTO REPAIR
PROPOSED USE: RETAIL LEASE SPACE
AREA = 4150 SQ FT
HEIGHT = 12'
EXISTING STEEL FRAME CONSTRUCTION
NO CHANGE TO STRUCTURAL FRAME SYSTEM
EXISTING STEEL PANELS FACADE
EXISTING CMU EASTERN WALL TO REMAIN
PROPOSED FACE LIFT STUCCO AND AWNING
PROPOSED TOILET ROOMS UPGRADE
PROPOSED TENANT IMPROVEMENT WORKS

BUILDING "C": EXISTING
PREVIOUS/CURRENT USE: AUTO REPAIR
PROPOSED USE: AUTO REPAIR
AREA = 180 SQ FT
HEIGHT = 12'
EXISTING STEEL FRAME CONSTRUCTION
NO CHANGE TO STRUCTURAL FRAME SYSTEM
EXISTING STEEL PANELS FACADE
PROPOSED STUCCO FACELIFT

SPACE "D": EXISTING FREE SPACE
VACANT SPACE BETWEEN BUILDINGS A & B
PROPOSED NEW CONSTRUCTION / CONSOLIDATION WITH BUILDINGS A & B
PROPOSED STRUCTURAL STEEL FRAME CONSOLIDATE FACADE WITH REMAINING UNITS

E ENTIRE STORE FRONT NORTH AND WEST ELEVATION FACE LIFTS SEE NEW ELEVATIONS

F NEW STUCCO FINISH OVER EXISTING FACADE

G RESTRIPE PARKING LOT

H EXISTING 36 PARKING SPACES PROVIDED 2 HANDICAP VAN ACCESSIBLE

KEY NOTES

- EXISTING CURBS PER RIVERSIDE COUNTY STANDARDS
- EXISTING ANNUAL SIGNAGE
- ADA ACCESSIBLE ERE SIGNAGE
- ADA ACCESSIBLE, 6" WIDE 48" DIAGONAL STRIPPING AT 36" O.C.
- 6" HIGH PRE-CAST CONCRETE WHEEL STOPS, TYP.
- STANDARD PARKING STALLS

NOTES:

N

FLORIDA AVENUE HWY 74
PAVED RD

COLUMBIA STREET
PAVED RD

PROJECT ADDRESS:
4157 HWY 74
HEMET CA 92541

APR 20 2009
TOWN OF HEMET: BOOK 48 PAGE 8
RIVERSIDE COUNTY: BOOK 112 PAGE 14
RIVERSIDE COUNTY: BOOK 112 PAGE 14
RIVERSIDE COUNTY: BOOK 112 PAGE 14

APPROVED
/ 2009
APPROVING OFFICE

REVISIONS / ISSUED FOR

**APECO
ENGINEERING
GROUP, INC**

300 N STATE STREET
HEMET CA 92541
TEL: 760 467 8911 FAX: 951 962 8911
CELL: 760 467 8790 CELL: 760 467 4287

PROJECT TITLE:
PROPOSED MARKET/RETAIL PLAZA
4157 HWY 74
HEMET CA 92541
TEL: 951-962-8911

PROPERTY OWNER / CLIENT NAME:
R AND B INVESTMENTS
415 NORTH SANTA FE
VISTA CA 92084
760-447-3786

DISCIPLINE:
ARCHITECTURAL / PLANNING

DRAWING TITLE:
SITE PLAN

REVISION SCALE: 1"=30'

DATE DRAWING:
JUN 04 2009

DRAWN BY:
ALL JR

CHECKED BY:
ALL JR

PROJECT NUMBER:
09-101

DRAWING NUMBER:
SP-101

**APECO
ENGINEERING
GROUP, INC**

200 N STATE STREET
HEMET CA 92543
TEL: 951 682 8081 FAX: 951 682 8081
CELL: 760 497 3796 CELL: 760 497 4327

PROPERTY OWNER/ CLIENT NAME:
R AND B INVESTMENTS
415 NORTH SANTA FE
VISTA CA 92084
760-497-3795

PROJECT TITLE:
PROPOSED MARKET/ RETAIL PLAZA
41007 HIGHWAY 74
HEMET CA 92544
TEL: 951-538-8085

PLAN CHECK RESPONSE

ITEM 5:

PLEASE SEE SITE PLAN DWG, SCALE 1" = 20'
ARCHITECTURAL DWGS SCALE 3/16" = 1'

ITEM 9:

PLEASE SEE SITE PLAN DWG SP-101 DWG EXPLAIN
PROJECT SCOPE, EXG AND PROPOSED.

ITEM 10:

PLEASE SEE SITE PLAN DWG SP-101 DWG
LEGAL DESCRIPTION PROVIDED EXHIBIT "A"

ITEM 11:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 12:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 14:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 22:

PLEASE SEE SITE PLAN DWG SP-101 DWG

ITEM 23:

PLEASE NOTE THAT EXG UTILITIES TO REMAIN WITHOUT CHANGES.

ITEM 24:

PLEASE NOTE THAT EXG ROADS AND ENTRANCES TO REMAIN WITHOUT CHANGES.
EXG UTILITIES, POLES, TRANSMISSION LINES ARE TO REMAIN WITHOUT CHANGES.

ITEM 25:

PLEASE SEE SITE SURVEY ON DWG SP-101, THERE ARE NO EASEMENTS.
PLEASE SEE REVISED SITE PLAN, EXG DEDICATION TO FLORIDA ST ROW. SEE LOCATION ON DWG

ITEM 27:

PROJECT IS NOT WITHIN COMMUNITY SERVICE DISTRICT.

ITEM 28:

THERE ARE NO STREET IMPROVEMENTS

ITEM 29:

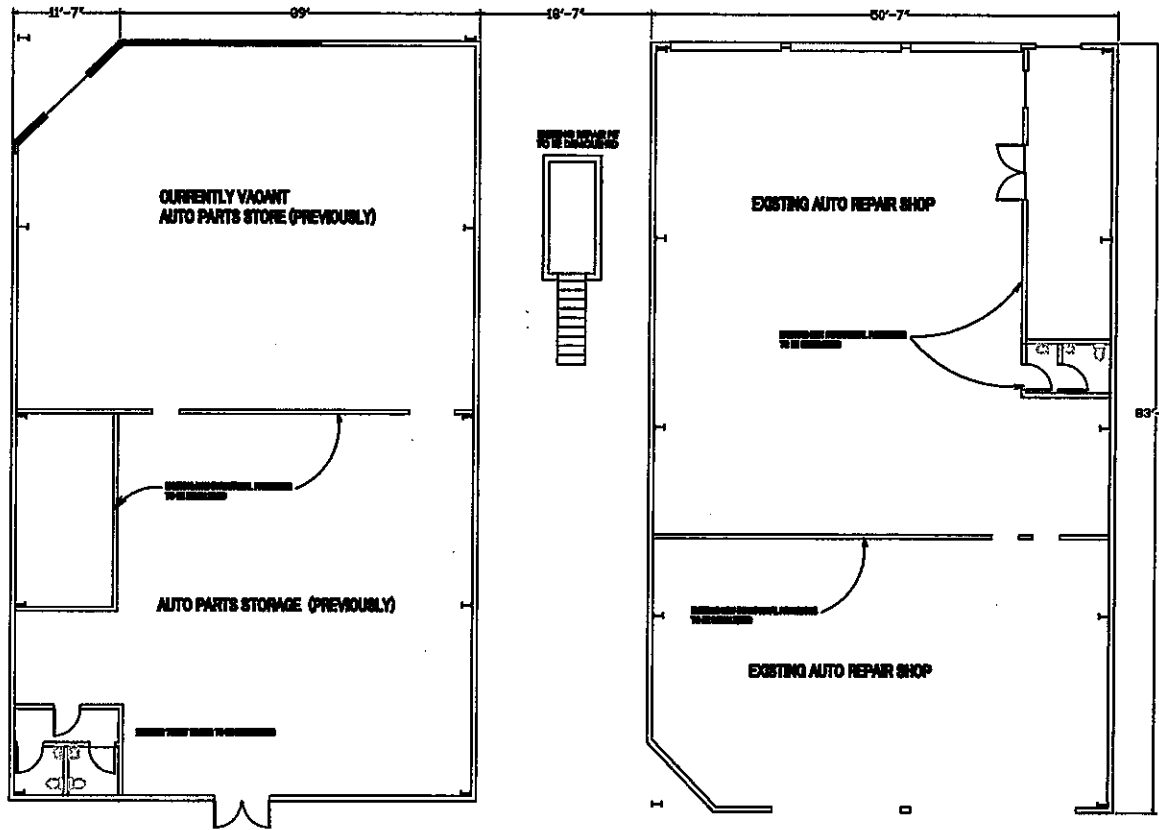
PLEASE SEE REVISED SITE PLAN, EXG DEDICATION TO FLORIDA ST ROW. SEE LOCATION ON DWG
PLEASE NOTE THAT BUILDINGS ARE EXISTING EXCEPT FOR THE ADDITION BETWEEN THE TWO STRUCTURES.

ITEM 39:

PLEASE SEE REVISED SITE PLAN DWG SP-101
PLEASE SEE DETAILED USE SPECIFICATION DWG SP-101

ITEM 42:

PLEASE SEE REVISED SITE PLAN DWG SP-101
SEE PROPOSED PARKING SPACES, NUMBERING AND ADA PARKING
SEE REVISED SITE PLANS SHOWING DIMENSIONS



EXISTING FLOOR PLANS

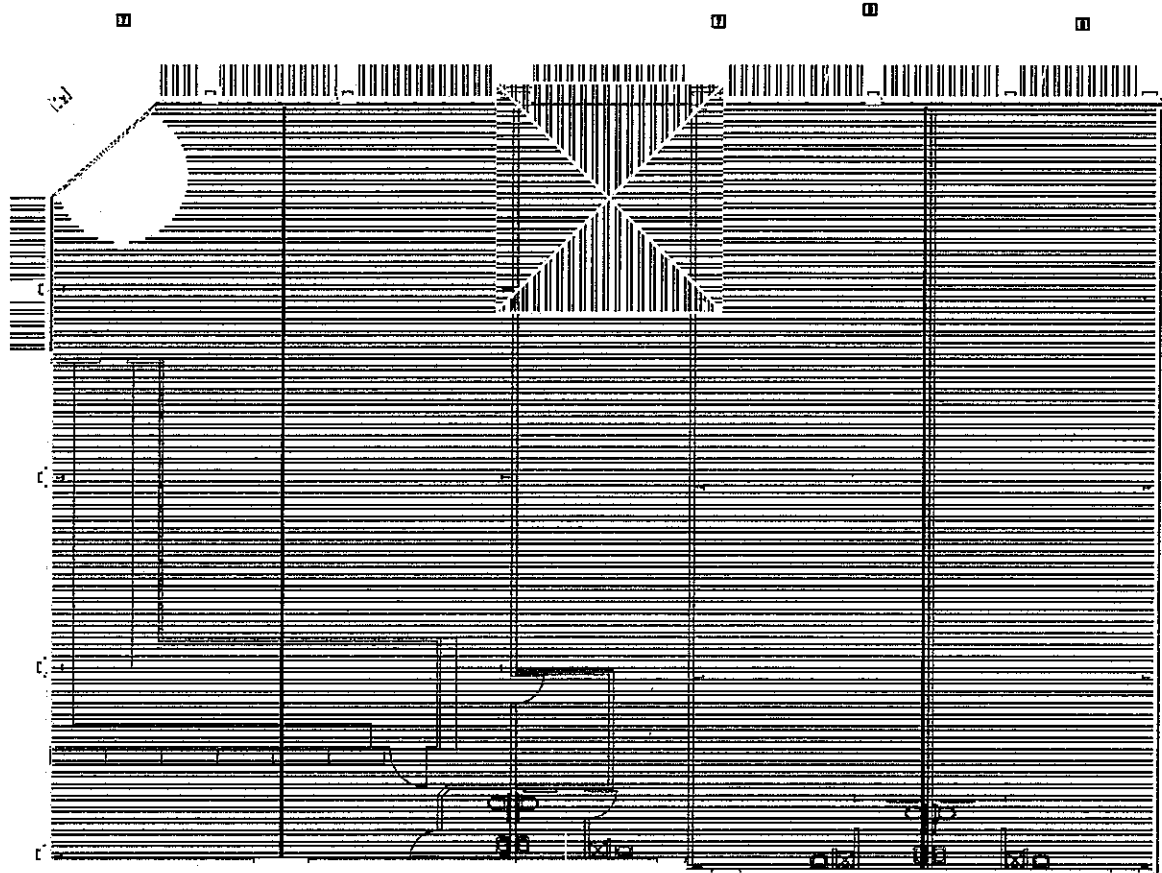
NOTES:



DATE	11/11/2011
PROJECT	11/11/2011
REVISIONS / ISSUED FOR	
NO.	DESCRIPTION

APECO ENGINEERING GROUP, INC.
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 11111

PROJECT NUMBER	01-101
ENGINEER NUMBER	AE-001



**PROPOSED ROOF PLAN
STANDING
SEAM METAL ROOF
SLOPE 3/4" PER FOOT**

- 11 EXISTING ROOF LINE
- 12 EXISTING ROOF PANEL
- 13 EXISTING ROOF
- 14 EXISTING ROOF
- 15 NEW STANDING SEAM METAL ROOF PANEL
- 16 EXISTING ROOF PANEL
- 17 NEW STANDING SEAM METAL ROOF PANEL
- 18 EXISTING ROOF PANEL
- 19 NEW STANDING SEAM METAL ROOF PANEL
- 20 NEW STANDING SEAM METAL ROOF PANEL

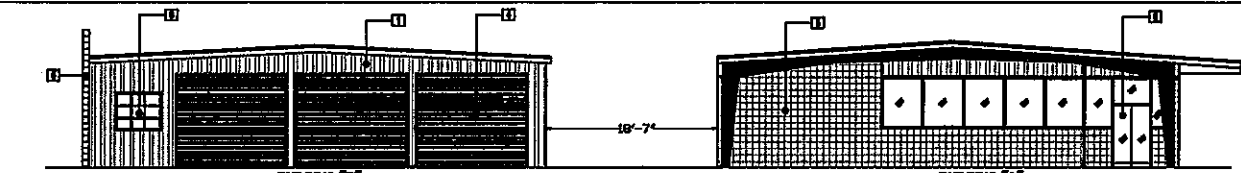
INCORPORATE NEW ROOF WITH EXISTING ROOF

PROPOSED ROOF PLANS

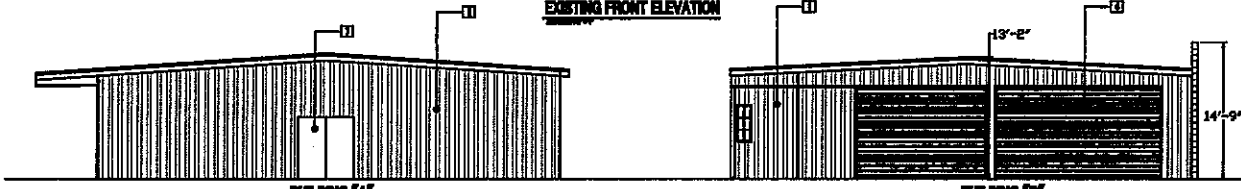
NOTES:



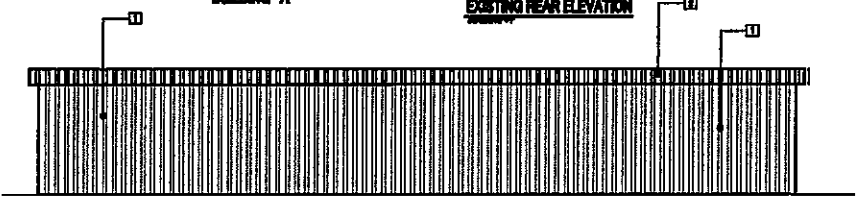
REVISIONS / ISSUED FOR	
NO.	DESCRIPTION
APECO ENGINEERING GROUP, INC. REGISTERED PROFESSIONAL ENGINEER PROJECT NO. 08-101 DRAWING NO. AN-100	
DATE	BY
PROJECT NUMBER	08-101
DRAWING NUMBER	AN-100



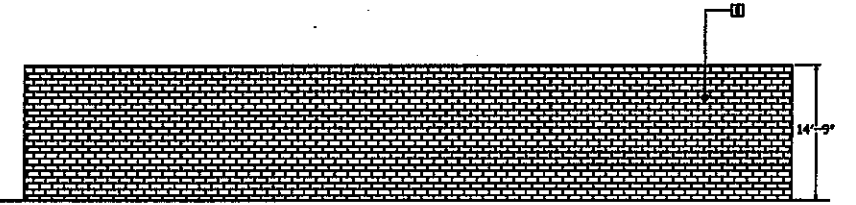
BUILDING "B" EXISTING FRONT ELEVATION BUILDING "A"



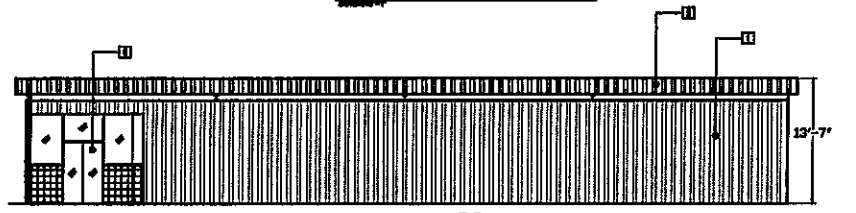
BUILDING "A" EXISTING REAR ELEVATION BUILDING "B"



EXISTING BUILDING "A" LEFT ELEVATION & BUILDING "B" LEFT ELEVATION



EXISTING BUILDING "B" RIGHT ELEVATION



EXISTING BUILDING "A" RIGHT ELEVATION

- 1 EXISTING METAL PANEL SIDING
- 2 EXISTING METAL ROOF PANELS
- 3 EXISTING METAL SIDING
- 4 EXISTING METAL CEILING PANELS
- 5 EXISTING METAL FLOOR
- 6 EXISTING CONCRETE FLOOR
- 7 EXISTING 2" X 4" JOISTS
- 8 EXISTING 4" X 8" BEAMS

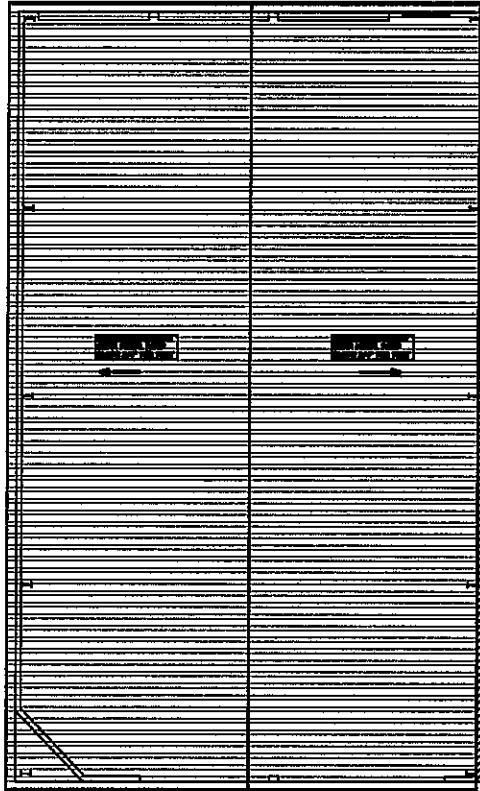
NOTES:



DATE	7/1/2010
PROJECT NO.	09-001
REVISION / DRAWN FOR	

APECO ENGINEERING GROUP, INC.
 10000 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80201
 TEL: 303.751.1000
 FAX: 303.751.1001
 WWW.APECOENGINEERING.COM

PROJECT NO.	09-001
DATE	7/1/2010
PROJECT NAME	09-001
DRAWING NUMBER	09-001



EXISTING ROOF PLANS

NOTES:

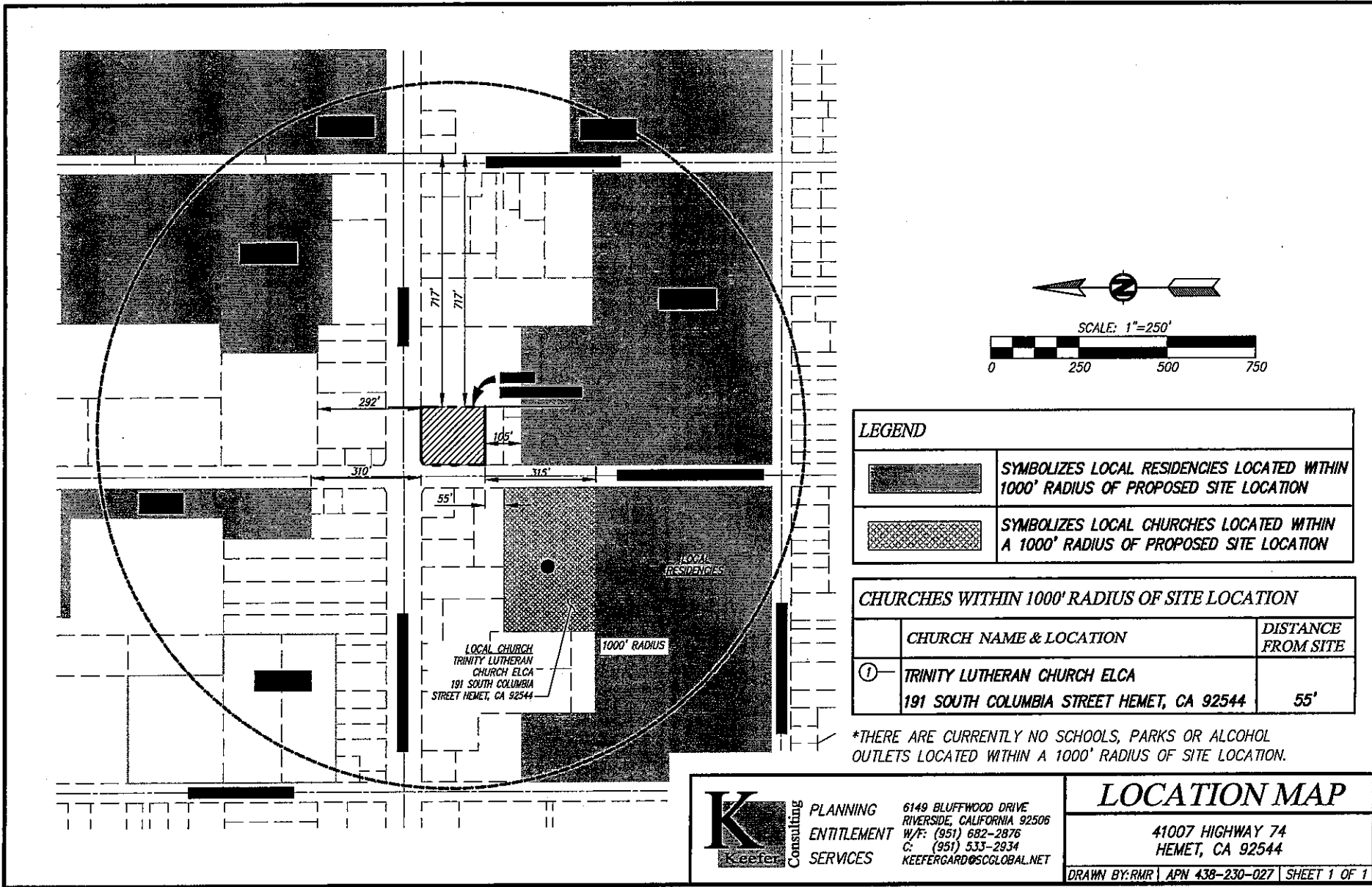


DATE	DESCRIPTION

REVISIONS / ISSUED FOR

APECO
ENGINEERING
GROUP, INC.
 10000 W. 10th Ave., Suite 100
 Denver, CO 80202
 (303) 751-1111
 www.apecoeng.com

PROJECT NO.	DATE



LEGEND

	SYMBOLIZES LOCAL RESIDENCIES LOCATED WITHIN 1000' RADIUS OF PROPOSED SITE LOCATION
	SYMBOLIZES LOCAL CHURCHES LOCATED WITHIN A 1000' RADIUS OF PROPOSED SITE LOCATION

CHURCHES WITHIN 1000' RADIUS OF SITE LOCATION

	CHURCH NAME & LOCATION	DISTANCE FROM SITE
①	TRINITY LUTHERAN CHURCH ELCA 191 SOUTH COLUMBIA STREET HEMET, CA 92544	55'

*THERE ARE CURRENTLY NO SCHOOLS, PARKS OR ALCOHOL OUTLETS LOCATED WITHIN A 1000' RADIUS OF SITE LOCATION.

K Consulting
 Keefe
 PLANNING
 ENTITLEMENT
 SERVICES
 6149 BLUFFWOOD DRIVE
 RIVERSIDE, CALIFORNIA 92506
 W/F: (951) 682-2876
 C: (951) 533-2934
 KEEFERGARD@SCGLOBAL.NET

LOCATION MAP
 41007 HIGHWAY 74
 HEMET, CA 92544
 DRAWN BY:RMR | APN 438-230-027 | SHEET 1 OF 1

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is Planning Department approval of a Plot Plan for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages for off-site consumption including beer, wine and distilled spirits (Type 21) pursuant to Ordinance 348 Section 18.48.

In addition, an approximately 650 square-foot detached building will remain as storage. The applicant has also proposed 35 parking spaces.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Conditional Use Permit No. 3622. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3622 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Conditional Use Permit No. 3622, Exhibit A, Amended No. 1, dated 2-16-10.

APPROVED EXHIBIT L = Conditional Use Permit No. 3622, Exhibit L, LANDSCAPE PLANS, dated 7-21-10

APPROVED EXHIBIT W = Conditional Use Permit No. 3622, Exhibit W, WALL AND FENCE PLANS, dated 7-21-10

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10. GENERAL CONDITIONS

10. EVERY. 7

GEN - CONDITION MILESTONES

RECOMMND

10 = General Conditions. These conditions provide project specific information and will not have to be cleared individually.

20 = Prior to a Certain Date. These conditions require that action(s) by the developer/permit holder be taken by a specific date.

30 = Prior to Any Project Approval. These conditions are used for Specific Plans to ensure that tentative maps and other development projects will not go forward to public hearing without meeting the condition or reflecting the condition in its design.

40 = Prior to Phasing (Unitization). These conditions are used for phased subdivisions and/or subdivision phasing plans to ensure that the phasing does not void a recordation condition.

50 = Prior to Map Recordation. These conditions require the developer/permit holder to comply with certain conditions prior to the recordation of a Final Subdivision Map or Final Parcel Map.

60 = Prior to Grading Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a grading permit (and/or Surface Mining Permit Special Inspection.)

70 = Prior to Grading Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a grading permit final inspection.

80 = Prior to Building Permit Issuance. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a building permit.

90 = Prior to Building Final Inspection. These conditions require the developer/permit holder to comply with certain conditions prior to requesting a building permit final inspection.

100 = Prior to Issuance of Given Building Permit. These conditions require the developer/permit holder to comply with certain conditions prior to the issuance of a certain

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10. GENERAL CONDITIONS

10. EVERY. 7 GEN - CONDITION MILESTONES (cont.) RECOMMND

number of residential building permits.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE -GIN INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE-G1.2 OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE-G1.3 DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any

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10. GENERAL CONDITIONS

10.BS GRADE. 5 USE-G1.4 NPDES/SWPPP (cont.) RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

10.E HEALTH. 1 LHMWD WATER & SEWER SERVICE RECOMMND

Conditional Use Permit#3622 is proposing Lake Hemet Municipal Water District (LHMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with LHMWD as well as all other applicable agencies.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Conditional Use Permit No. 3622 is a proposal for an existing unoccupied building of approximately 4,000 square feet to be converted into a convenience store. The 0.69 acre property also includes an existing 4,000 square foot mechanic shop and a 650 square foot auxiliary mechanic building and provides 35 parking spaces. The site is located in the Hemet area southerly of Florida Avenue, easterly of Columbia Street, Westerly of Cornell Street and northerly of Acacia Avenue.

This site is impacted by sheet flow type runoff from the east. Normally, mitigation for increased runoff is required for commercial type developments based upon the structures having an anticipated impermeable surface area. However, any increase in impervious area due to this project would be considered insignificant. Therefore, no mitigation will be required with this proposal. However, should additional development be proposed, the mitigation for increased runoff will be necessary at that time.

The development of this project would adversely impact water quality. To mitigate for these impacts, the development must incorporate Source Control BMPs, as applicable and feasible, into the project plans. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 5

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

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

10.PLANNING. 6

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 6 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 9 USE - RECLAIMED WATER RECOMMND

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

10.PLANNING. 10 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 11 USE - COMPLY WITH ORD./CODES RECOMMND

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 12 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - FEES FOR REVIEW (cont.) RECOMMND

reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 13 USE - LIGHTING HOODED/DIRECTED RECOMMND

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

10.PLANNING. 15 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 16 USE- HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 10 p.m., Sunday-Thursday and 7 a.m. to 12 a.m. Friday-Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 17 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), General Retail; including but not limited to, freestanding convenience markets, liquor stores and supermarkets.

10.PLANNING. 18 USE - PERMIT SIGNS SEPARATELY RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 26 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person 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.

10.PLANNING. 27 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcoholic Beverage Control, 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.

10.PLANNING. 28 USE - NO OFF-ROAD USES ALLOWED RECOMMND

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

10.PLANNING. 29 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 35 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 36 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 37 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 42 USE - ORD 810 O S FEE (1) RECOMMND

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

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

10.PLANNING. 45 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License

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10. GENERAL CONDITIONS

10.PLANNING. 45 USE - BUSINESS LICENSING (cont.) RECOMMND

Program Office of the Building and Safety Department at
www.rctlma.org.buslic.

10.PLANNING. 46 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 47 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month 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

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10. GENERAL CONDITIONS

10.PLANNING. 47 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

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

10.TRANS. 2 USE - STD INTRO 3 (ORD 460/461) RECOMMND

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

10.TRANS. 3 USE - COUNTY WEB SITE RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE (ABC) PERMIT RECOMMND

The life of the Alcohol Beverage Control (ABC) License for the sale of beer, wine, and distilled spirits (Type 21) approval under Conditional Use Permit No. 3622 shall terminate on May 5, 2020. The Type 21 License as described above shall therefore be null and void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the food mart may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of the 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 two (2) year period which is thereafter diligently pursued to completion or to 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 in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE - CONCEPT LNDSCP APPROVAL

RECOMMND

PRIOR TO APPROVAL BY THE BOARD OF SUPERVISORS, APPLICANT SHALL SUBMIT CONCEPTUAL LANDSCAPE PLANS AND HAVE SAID PLANS APPROVED BY THE PLANNING DEPARTMENT.

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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

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

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

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

8. Fossil identification and curation procedures to be employed.

9. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10. All pertinent exhibits, maps and references.

11. Procedures for reporting of findings.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - GRADING PLANS

RECOMMND

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

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

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

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

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

60.PLANNING. 4 GEN - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CONDITIONAL USE PERMIT 3622 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

60.PLANNING. 5 GEN - GRADING PLAN CLEARANCE

RECOMMND

Prior to the issuance of a grading permit, the developer shall submit a Request for Planning Clearance of Rough Grading Permit form to the Planning Department. The Planning Department shall verify that the plan-check approved grading plan is in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with ALL applicable departments "Prior to Grading Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Grading Permit Issuance" conditions.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 5 GEN - GRADING PLAN CLEARANCE (cont.) RECOMMND

NOTE:

All proposed grading for structures including, but not limited to, new dwellings, outbuildings, barns, corrals, and storage buildings shall occur within the approved building pad sites.

60.PLANNING. 6 USE- COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

TRANS DEPARTMENT

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

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

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

60.TRANS. 2 USE - OBTAIN L&LMD APPLICATION RECOMMND

Obtain an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, to submit application for required annexation per condition of approval 80.TRANS.2 and 90.TRANS.3.

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

80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 GRADE - HAZMAT PHASE II RECOMMND

A Phase II Environmental Assessment is required to be completed for petroleum products or other hazardous

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 GRADE - HAZMAT PHASE II (cont.) RECOMMND

materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, please call (951) 358-5055.

80.E HEALTH. 2 USE - FOOD PLANS REQD RECOMMND

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with all current State and Local regulations.

PLANNING DEPARTMENT

80.PLANNING. 5 USE - LIGHTING PLANS(1) RECOMMND

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

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

Prior to approval of all elevations for buildings and structures related to building plan check approval, the Director of the Planning Department and the Director of Building and Safety shall approve all submitted elevations.

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

Floor plans shall be submitted and approved by the Director of the Planning Department and the Director of Building and Safety.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

Department verifying compliance with the conditions contained in their letter dated June 2, 2009, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 28 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 38 USE - FEE BALANCE RECOMMND

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.

80.PLANNING. 39 GEN- FEE BALANCE CHECK RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for CONDITIONAL USE PERMIT 3622 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 60 Series FEE BALANCE condition is in a MET status.

80.PLANNING. 46 GEN - USE BUILDING PLANS RECOMMND

Prior to the issuance of a building permit, the developer shall submit a Request for Planning Department Clearance form to the Planning Department. The Planning Department shall verify that the plan-check approved building plans are in conformance with APPROVED EXHIBITS. The developer shall also submit proof of compliance with all Planning Department "Prior to Building Permit Issuance" conditions at that time. Upon determination of condition compliance, the Planning Department will clear all "Prior to Building Permit Issuance" conditions.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 47 MAP- PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. 11 parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

80.PLANNING. 49 USE- COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.6 is satisfied, this condition shall be considered MET.

80.PLANNING. 50 MAP - TRASH ENCLOSURES RECOMMND

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 52 USE - PLANS SHOWING BIKE RACKS RECOMMND

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

80.PLANNING. 53 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning 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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 53

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)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 Planning 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

CONDITIONAL USE PERMIT Case #: CUP03622

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 53 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

proof of the approved landscaping plot plan by providing the Plot Plan number. The planning 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 Planning Department shall clear this condition.

80.PLANNING. 54 GEN - LC LANDSCAPE SECURITIES RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 56 USE - LIGHTING PLANS (2) RECOMMND

A photometrics analysis shall be submitted and establish a zero (0) candles at any residential property line.

80.PLANNING. 57 USE - LIGHTING PLANS (3) RECOMMND

All proposed lighting shall be approved by the Planning Director. This includes, but is not limited to style and type of lighting and location.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 58 MAP - TRASH ENCLOSURES (2) RECOMMND

Prior to building permit the applicant or successor of interest shall provide plans showing the location of the trash enclosure onsite. The applicant shall also provide elevations of the trash enclosure. All of these submittals shall meet the requirements of Ordinance 348 and be acceptable to the Planning Director.

80.PLANNING. 59 USE- DEMOLISH STORAGE BLDG RECOMMND

Prior to building permit issuance, applicant shall obtain a demolition permit from the Building and Safety Department to demolish the storage facility located on the southeast portion of the property.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 2 USE-ANNEX L&LMD/OTHER DIST RECOMMND

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 Florida Avenue (SH-74).
- (2) Traffic signals located on Florida Avenue (SH-74) at intersection of Columbia Street.

NOTE: Any commercial project along State Highway 74 must annex into L&LMD 89-1-C in addition to executing a landscape maintenance agreement.

CONDITIONAL USE PERMIT Case #: CUP03622

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE-LANDSCAPING (Plan) RECOMMND

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

Landscaping plans shall be designed within Florida Avenue (SH-74) 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.

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements.

FIRE DEPARTMENT

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

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

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Parcel: 438-230-027

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

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.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

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

90.PLANNING. 5 USE - COLOR/FINISH COMPLIANCE RECOMMND

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

90.PLANNING. 8 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 8 USE - ACCESSIBLE PARKING (cont.) RECOMMND

from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 12 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 13 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE-WASTE MANAGEMENT CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated June 2, 2009.

90.PLANNING. 30 GEN- FEE BALANCE RECOMMND

Prior to final inspection, the Planning Department shall determine if the deposit based fees for CONDITIONAL USE PERMIT 3622 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

Note:

This condition shall be considered cleared if the 80 or 60 Series FEE BALANCE conditions are in a MET status.

90.PLANNING. 37 GEN - USE FINAL INSPECTION RECOMMND

Prior to final inspection, the developer/permit holder shall contact the Planning Department to conduct a final inspection. The Planning Department shall do the following:

1. Verify compliance with all Planning Department 90 series conditions of approval; and,

2. Verify the site has been constructed according to the APPROVED EXHIBITS of this permit and/or APPROVED EXHIBITS that were required as a result of this permit.

The Planning Department shall verify this condition as part of the final inspection, and shall clear this condition upon determination of compliance.

90.PLANNING. 39 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment 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

CONDITIONAL USE PERMIT Case #: CUP03622

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 39 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 40 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

TRANS DEPARTMENT

90.TRANS. 1 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 USE-EXISTING MAINTAINED(CONST) RECOMMND

Florida Avenue (SH-74) along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/50') (Modified for reduced right-of-way from 59' to 50'.)

NOTE: A 6' sidewalk shall be constructed adjacent to curb line within the 12' parkway.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST

RECOMMND

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 Florida Avenue (SH-74).
- (2) Traffic signals located on Florida Avenue at intersection of Columbia Street.

NOTE: Any commercial project along State Highway 79 must annex into L&LMD 89-1-C in addition to executing a landscape maintenance agreement.

90.TRANS. 4 USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and submit to the Transportation Department.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

90.TRANS. 5 USE - IMPROVEMENTS

RECOMMND

Columbia Street along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from the centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the existing half-width dedicated right-of-way in accordance with County Standard No. 94 and as approved by the Director of Transportation. (Modified for reduced right-of-way.)

NOTE: Construct transition AC pavement tapering and join existing AC pavement to the south as approved by the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - IMPROVEMENTS (cont.)

RECOMMND

Director of Transportation.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: May 22, 2009

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg & Safety 2nd Floor
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
P.D. Trails Section-Christina Lindsay
P.D. Landscaping Section-R. Dyo
Riv. Co. Economic Dev. Agency Redev.
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor

3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
Temecula Valley Unified School Dist.
City of Hemet
Verizon
CALTRANS District #8
Reg. Water Qlty. Control Board Santa Ana
Eastern Municipal Water Dist.

CONDITIONAL USE PERMIT NO.03622 – EA42165 – CFG05519 - Applicant: Jeff Rahman - Engineer/
Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto
Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) -
Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and
northerly of Acacia Avenue – 0.69 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) –
REQUEST: A proposal for an existing unoccupied building of approximately 4,000 square-feet to be
converted into a convenience store. The convenience store would include a deli and the sale of
alcoholic beverages including beer, wine and hard liquor. The property also includes an existing 4,000
square-foot mechanic shop and a 650 square-foot auxiliary mechanic building and provides 35 parking
spaces. – APN: 438-230-027

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on June 18, 2009.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at **(951) 955-2402** or email at wbugtai@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

FILE COPY



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2009

Wendell Bugtai, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3622 — Convert an existing building into a convenience store, including a deli and the sale of alcoholic beverages. In addition, an existing 4,000 square foot mechanic shop and a 650-square foot auxiliary mechanic building will continue to be operated adjacent to the converted convenience store.
APN: 438-230-027

Dear Mr. Bugtai:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Florida Avenue, east of Columbia Street, west of Cornell Street, and north of Acacia Avenue, in the Ramona Zoning District. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

1. **Prior to issuance of a building permit for EACH building**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, 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.
2. **Prior to final building inspection for EACH building**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department and as verified by the Riverside County Building and Safety Department through site inspection.

3. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan* (WRP) shall be submitted to the Waste Management Department 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

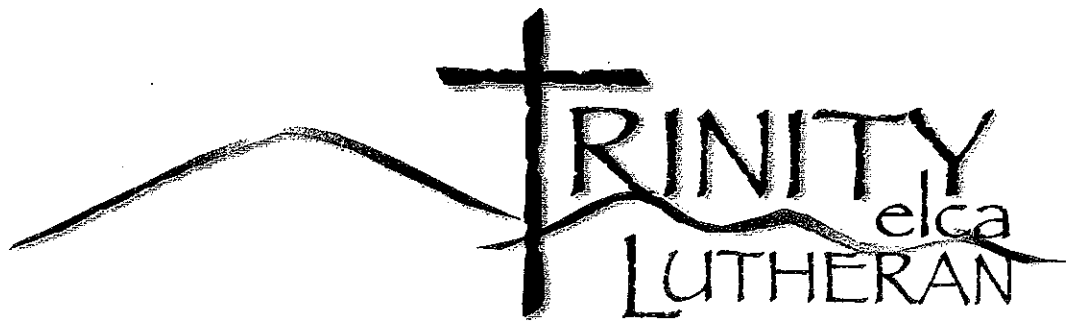
b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
4. Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.
5. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
6. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

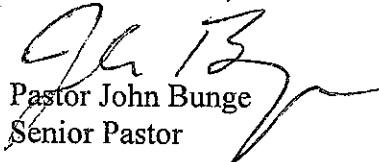


June 15, 2010

Dear Jeff,

After discussion at its June 14th meeting the Congregational Council of Trinity Lutheran Church has decided that it has no opposition to the building improvements you have proposed at the corner of Florida and Columbia St., including the authorization to sell of wine and beer
We are happy to send this on to any agency that would like a copy.

Grace and Peace,


Pastor John Bunge
Senior Pastor

COVINGTON & CROWE LLP

FRANK J. LIZARRAGA, JR.
SAMUEL P. CROWE
PAUL J. BURKHART
TANYA D.S. HEHIR
JESSE T. MORRISON
ERIC J. YOUNGQUIST
WENDY D. MEYER
BRENT L. VALDEZ

ATTORNEYS AT LAW
3800 E. CONCOURS, SUITE 300
ONTARIO, CALIFORNIA 91764
TELEPHONE (909) 983-9393
TELECOPIER (909) 391-6762

MAURICE G. COVINGTON
(1909-1997)

HAROLD A. BAILIN
(1930-1988)

GEORGE W. PORTER
(1930-2008)

April 27, 2010

RIVERSIDE COUNTY PLANNING DEPT.

Attn: Wendell Bugtai
PO Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3622

Dear Planning Commission:

I wish to object to the proposed project (convenience store at Florida Ave./Columbia St., Hemet) for two reasons:

First, as a nearby resident on Cornell Street (APN 438240030), around the corner from the proposed project, the last thing that area needs is another location where alcohol is sold. The location in question is nearly across the street from a motel where vagrants are known to inhabit, directly across the street from a restaurant where on-site liquor sales occur, adjacent to a vacant field where purchasers of alcohol are likely to congregate and cause mischief, one block from another convenience store at the N/E corner of Florida and Cornell and one block from a gas station with a convenience store at the S/W corner of Florida and Yale. There is yet another convenience store near the S/E corner of Florida and Yale.

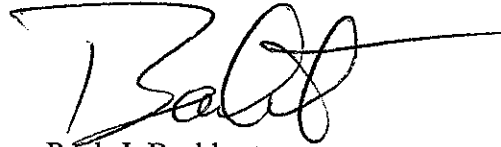
In other words, there already exist three convenience stores within a two block radius of the project, all of whom sell alcohol, and there may be others I am forgetting. The addition of another purveyor of alcohol is likely to lead to more crime and lower property values in an area that has suffered enough.

The second reason for my objection is, in my opinion, even more persuasive. A few months ago I represented a commercial tenant who operated an auto repair facility at the location in question. He was being evicted by the Applicant, Jeff Rahman. We had heard rumors of a desire by the applicant to install a project such as the one currently being proposed for your consideration. We raised that issue in court as part of our defense, and were assured by Mr. Rahman and his attorney, William Windham, that no such project was being considered. These representations were made in open court, **UNDER OATH** before the judge, as well as subsequently by Mr. Windham.

In addition to assuring me and the court that there was no intent to install a convenience store at the location, Mr. Windham also assured me outside of court that "there is no way a liquor store would ever be approved there."

I believe that the applicant should not be allowed to lie under oath in order to evict a tenant under false pretenses, without suffering any consequences for his deception. To approve this project would be to reward him for his perjury.

Sincerely,

A handwritten signature in black ink, appearing to read "Paul J. Burkhart", with a long horizontal line extending to the right.

Paul. J. Burkhart
COVINGTON & CROWE, LLP

PJB:jt
344634

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

CC 005089

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CUP 03622 DATE SUBMITTED: 4-23-09

APPLICATION INFORMATION EA 42165 CFG 05519

Applicant's Name: Jeff Rahman E-Mail: jrahman693@aol.com

Mailing Address: 328 North State Street
Hemet CA 92543
City State ZIP

Daytime Phone No: (951) 5386095 Fax No: (951) 7664370

Engineer/Representative's Name: Keith Gardner E-Mail: keefergard@sbcglobal.net

Mailing Address: 6149 Bluffwood Drive
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 5332934 Fax No: (951) 6822876

Property Owner's Name: R&B Investments, Inc. E-Mail: jrahman693@aol.com

Mailing Address: 328 N. State Street, Ste 201
Hemet CA 92543
City State ZIP

Daytime Phone No: (951) 5386095 Fax No: (951) 5386095

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR LAND USE AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

To establish an El Toro Marketplace in an existing building. The market intends to sell beer, wine, and alcohol for off-site consumption

Related cases filed in conjunction with this request:

n/a

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?
n/a

Estimated amount of cut = cubic yards:
n/a

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

APPLICATION FOR LAND USE AND DEVELOPMENT


AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jeff Rahman

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Jeff Rahman

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 438230027

Section: 12 Township: 5 south Range: 1 west

Approximate Gross Acreage: .698

General location (nearby or cross streets): North of _____, South of
Florida Ave / Hwy 74, East of Columbia Street, West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2009, pg 811, 7D

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7563, TENTATIVE PARCEL MAP NO. 35596 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Salvatore Lunetto – Engineer/Representative: Inland Valley Development Consultants - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Northerly of Vino Way, easterly of Calle Del Vinedos, and westerly of Anza Road – 5.2 Gross Acres - Zoning: Rural Residential (R-R) – **REQUEST:** The Change of Zone proposes to change the zoning classification from Rural Residential (R-R) to Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½). The Tentative Parcel Map proposes a Schedule H subdivision of 5.2 acres into two (2) residential parcels with a minimum parcel size of two (2 ½) acres. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING COMMISSION
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572

For further information regarding this project, please contact Project Planner, Wendell Bugtai at 951-955-2419 or email wbugtai@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County Planning Commission** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3622 – No Further Environmental Documentation Required - Applicant: Jeff Rahman - Engineer/ Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue – 0.6 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposal is for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits (Type 21). In addition, an approximately 650 square-foot storage facility will remain as storage. The applicant has also proposed 35 parking spaces. - APN: 438-230-027. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 5, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Wendell Bugtai, at 951-955-2402 or e-mail wbugtai@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, **NO FURTHER 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Wendell Bugtai,
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/17/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers CUPO3622 For

Company or Individual's Name Planning Department

Distance buffered ~~600'~~ 1000'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within ^{1000'}~~600'~~ feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

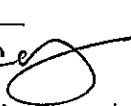
NAME: Vinnie Nguyen

TITLE GIS Analyst

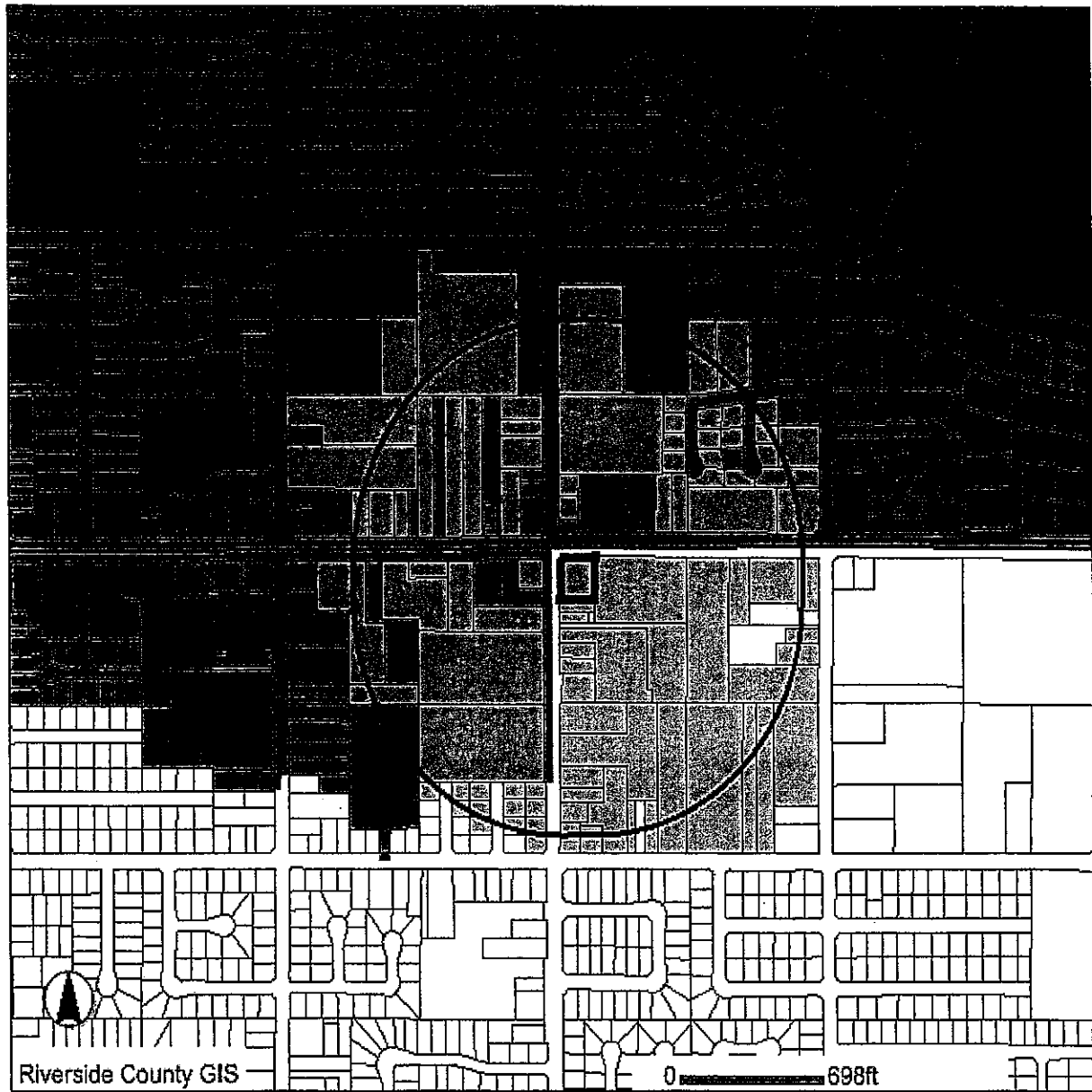
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

✓ 2/23/10 
EXPIRES 8/17/10

1000 feet buffer



Selected parcel(s):

- 438-220-001 438-220-002 438-220-003 438-220-004 438-220-005 438-220-006 438-220-007
- 438-220-008 438-220-009 438-220-011 438-220-012 438-220-013 438-220-014 438-220-015
- 438-220-021 438-230-002 438-230-003 438-230-006 438-230-009 438-230-011 438-230-012
- 438-230-015 438-230-016 438-230-018 438-230-019 438-230-027 438-230-032 438-230-033
- 438-230-036 438-230-037 438-230-039 438-230-041 438-240-001 438-240-002 438-240-003
- 438-240-004 438-240-005 438-240-006 438-240-007 438-240-012 438-240-013 438-240-015
- 438-240-016 438-240-017 438-240-018 438-240-019 438-240-020 438-240-022 438-240-023
- 438-240-024 438-240-025 438-240-026 438-240-029 438-240-030 438-240-039 438-240-042
- 438-250-002 438-250-004 438-250-005 445-210-005 445-210-007 445-220-001 445-220-003
- 445-220-009 445-220-010 445-220-011 445-220-013 445-220-015 445-220-016 445-220-019
- 445-220-021 445-220-024 445-220-025 445-290-002 445-290-021 445-290-022 445-290-023
- 445-290-024 445-290-026 445-290-027 445-290-028 445-300-020 445-300-021 445-300-022
- 445-300-026 445-300-027 445-300-028 445-300-029 445-300-030 445-300-031 445-300-033
- 445-300-034 445-300-035 445-300-036 445-300-039

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The

information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...02/17/2010

APN: 438220001 ASMT: 438220001
ROBERT L TAYLOR
JOAN A TAYLOR
P O BOX 129
HEMET CA 92546

APN: 438220002 ASMT: 438220002
JOHN R SPENCER
SHIRLEY G SPENCER
12700 SOULE ST
POWAY CA 92064

APN: 438220003 ASMT: 438220003
SOWATHANA LAMSONG
25936 COLUMBIA ST
HEMET CA. 92544

APN: 438220004 ASMT: 438220004
NAZARIO SILVERA
266 PARK AVE
BANNING CA 92220

APN: 438220005 ASMT: 438220005
CARLOS NAVARRO
ERNESTINA NAVARRO
25960 COLUMBIA ST
HEMET CA. 92544

APN: 438220006 ASMT: 438220006
BETTY J HALMAN
41014 ACACIA AVE
HEMET CA. 92544

APN: 438220007 ASMT: 438220007
ENTRUST ADMINISTRATION INC
555 12TH ST NO 1250
OAKLAND CA 94607

APN: 438220008 ASMT: 438220008
FANCY VISIONS INTERNATIONAL INC
C/O DENNIS W WEBB
46740 JUN HILLS DR
AGUANGA CA 92536

APN: 438220009 ASMT: 438220009
GLEN MCMILLIN
41070 ACACIA AVE
HEMET CA. 92544

APN: 438220011 ASMT: 438220011
EARL L MORRIS
ELMONDA R MORRIS
41088 ACACIA AVE
HEMET CA. 92544

APN: 438220012 ASMT: 438220012
SECRETARY HOUSING & URBAN DEV OF WASH D C
C/O PEMCO HUD 048 445685
1600 SACRAMENTO INN 220
SACRAMENTO CA 95815

APN: 438220013 ASMT: 438220013
FARMERS & MERCHANTS BANK OF LONG BEACH
C/O REO DEPT
302 PINE AVE
LONG BEACH CA 90802

APN: 438220014 ASMT: 438220014
JOSE O GOMEZ
LILIAN GOMEZ
41198 ACACIA AVE
HEMET CA. 92544

APN: 438220015 ASMT: 438220015
U S BANK NATL ASSN
C/O ONEWEST BANK
2900 ESPERANZA CROSSING
AUSTIN TX 75758

APN: 438220021 ASMT: 438220021
 NEW YORK APTS
 C/O DOUG WETTON
 P O BOX 5647
 BALBOA ISLAND CA 92662

APN: 438230002 ASMT: 438230002
 OTTO JOHN P & THELMA J FAMILY TRUST
 JOHN P OTTO
 THELMA J OTTO
 27325 IDA LN
 HEMET CA 92544

APN: 438230003 ASMT: 438230003
 HAROLD HOCHBERG
 25808 COLUMBIA ST
 HEMET CA. 92544

APN: 438230006 ASMT: 438230006
 PAUL F THOMPSON
 25858 COLUMBIA ST
 HEMET CA. 92544

APN: 438230009 ASMT: 438230009
 JOHN P OTTO
 THELMA J OTTO
 OTTO JOHN P & THELMA J FAMILY TRUST
 27325 IDA LN
 HEMET CA 92544

APN: 438230011 ASMT: 438230011
 MASKO HOLDINGS
 C/O SWATI PANSE
 27110 SOBOBA ST
 HEMET CA 92544

APN: 438230012 ASMT: 438230012
 GEORGE SAFFIE
 28304 VISTA DEL VALLE
 HEMET CA 92544

APN: 438230015 ASMT: 438230015
 TOURYALAI SHALIKAR
 OLGA SHALIKAR
 41215 E FLORIDA AVE
 HEMET CA 92544

APN: 438230016 ASMT: 438230016
 IRVIN HENRY ROBINSON
 BERNICE L ROBINSON
 25825 CORNELL ST
 HEMET CA. 92544

APN: 438230018 ASMT: 438230018
 SARAH MAE TORRES
 42051 SAN JOSE DR
 SAN JACINTO CA 92583

APN: 438230019 ASMT: 438230019
 JUDY HOLTE
 GARY V WACKER
 RITA W WACKER
 P O BOX 4020
 HEMET CA 92546

APN: 438230027 ASMT: 438230027
 R & B INV INC
 415 N SANTA FE AVE
 VISTA CA 92084

APN: 438230032 ASMT: 438230032
 MARK TWAIN CLEMONS
 25828 COLUMBIA ST
 HEMET CA. 92543

APN: 438230033 ASMT: 438230033
 RAKESH C GUPTA
 NEELAM GUPTA
 341 MAIN ST
 SAN JACINTO CA 92583

APN: 438230036 ASMT: 438230036
 HEALTH CARE REIT INC
 661 UNIVERSITY BLV NO 100
 JUPITER FL 33458

APN: 438230037 ASMT: 438230037
 JERRY ERWIN ASSOC INC
 C/O ROD J SHEARER
 12115 NE 99TH ST NO 1800
 VANCOUVER WA 98682

APN: 438230039 ASMT: 438230039
 FOU D E HADWEH
 NELLY G HADWEH
 NABIL S MATAR
 ARLETTE P MATAR
 41241 E FLORIDA AVE
 HEMET CA. 92544

APN: 438230041 ASMT: 438230041
 MOHAMMAD SHALIKAR
 OLGA SHALIKAR
 40548 VIA DIAMANTE
 MURRIETA CA 92562

APN: 438240001 ASMT: 438240001
 JERRY T RASKEY
 183 SULGRAVE DR ,
 HEMET CA. 92544

APN: 438240002 ASMT: 438240002
 HERBERT PANGRETITSCH
 DENA PANGRETITSCH
 171 SULGRAVE DR
 HEMET CA. 92544

APN: 438240003 ASMT: 438240003
 GREGORIO M JIMENEZ
 EVANGELINA U JIMENEZ
 157 SULGRAVE DR
 HEMET CA. 92544

APN: 438240004 ASMT: 438240004
 MARLYS A NICHOLS
 141 SULGRAVE DR
 HEMET CA. 92544

APN: 438240005 ASMT: 438240005
 BOK SIL LEE
 830 3RD AVE
 LOS ANGELES CA 90005

APN: 438240006 ASMT: 438240006
 GREATER TEXAS PROP INC
 C/O PIERRE L DEBOURGKNECHT
 8 NEWBURY ST
 BOSTON MA 2116

APN: 438240007 ASMT: 438240007
 RODOLFO GARCIA RAMOS
 CONSUELO SAENZ RAMOS
 800 N BUENA VISTA
 HEMET CA 92543

APN: 438240012 ASMT: 438240012
 XCELL CAPITAL
 STE H130 PMB 433
 638 CAMINO DE LOS MARE
 SAN CLEMENTE CA 92673

APN: 438240013 ASMT: 438240013
 THAKORBHAI MADHAVBHAI PATEL
 URMILIABEN THAKORBHAI PATEL
 2688 E FLORIDA AVE
 HEMET CA. 92544

APN: 438240015 ASMT: 438240015
 RAY N JOHNSON
 PATRICIA A JOHNSON
 132 SULGRAVE DR
 HEMET CA. 92544

APN: 438240016 ASMT: 438240016
STEVE S FROMM
MARICELA FROMM
10541 GROVELAND AVE
WHITTIER CA 90603

APN: 438240017 ASMT: 438240017
GEORGE ANTONIO CASTRO
ELSIE CASTRO
164 SULGRAVE DR
HEMET CA. 92544

APN: 438240018 ASMT: 438240018
STEVE KNAUSS
RUSHKA KNAUSS
2739 VISTA WAY
HEMET CA. 92544

APN: 438240019 ASMT: 438240019
FRANCISCO LUNA
EDNA B LUNA
2769 VISTA WAY
HEMET CA. 92544

APN: 438240020 ASMT: 438240020
KENNETH FINN
SHERENA FINN
163 PARK VISTA LN
HEMET CA. 92544

APN: 438240022 ASMT: 438240022
WILSON BILL & BETTY FAMILY TRUST
WILLIAM E WILSON
BETTY E WILSON
133 PARK VISTA LN
HEMET CA. 92544

APN: 438240023 ASMT: 438240023
HENRY C HICKS
DOROTHY HICKS
132 PARK VISTA LN
HEMET CA. 92544

APN: 438240024 ASMT: 438240024
KEVIN W SECHREST
146 PARK VISTA LN
HEMET CA. 92544

APN: 438240025 ASMT: 438240025
JOHN T HAYS
CAROLYN J HAYS
2406 EL RANCHO CIR
HEMET CA 92544

APN: 438240026 ASMT: 438240026
VICTOR RUIZ
ALICIA RUIZ
2809 VISTA WAY
HEMET CA. 92544

APN: 438240029 ASMT: 438240029
RUBEN DURAN
RITA G DURAN
161 N CORNELL ST
HEMET CA. 92544

APN: 438240030 ASMT: 438240030
PAUL J BURKHART
LAURIE A BURKHART
131 N CORNELL ST
HEMET CA. 92544

APN: 438240039 ASMT: 438240039
JAVIER DELGADO
ALENA R DELGADO
1820 W EATON AVE
HEMET CA 92545

APN: 438240042 ASMT: 438240042
IBRAHIM M HAKIM
C/O NADER SARKIS
558 PEREGRINE
SAN JACINTO CA 92582

APN: 438250002 ASMT: 438250002
 RAYMOND E HENRY
 11730 WETHERBY LN
 LOS ANGELES CA 90077

APN: 438250004 ASMT: 438250004
 PATRICIA J BRAJEVICH
 2720 VISTA WAY
 HEMET CA. 92544

APN: 438250005 ASMT: 438250005
 NORMAN E HUREWITZ
 KAREN E HUREWITZ
 2750 VISTA WAY
 HEMET CA. 92544

APN: 445210005 ASMT: 445210005
 RIVERSIDE COUNTY FLOOD CONT
 1995 MARKET ST
 RIVERSIDE CA 92501

APN: 445210007 ASMT: 445210007
 RIVERSIDE COUNTY FLOOD CONTROL
 1995 MARKET ST
 RIVERSIDE CA 92501

APN: 445220001 ASMT: 445220001
 DAVEID M LUDWIG
 241 N SANDPIPER CIR
 ORANGE CA 92869

APN: 445220003 ASMT: 445220003
 SREENIVASA R NAKKA
 HEMALATHA NAKKA
 C/O ROSENTHAL & EXCELL
 1600 E FLORIDA AVE 110
 HEMET CA 92544

APN: 445220009 ASMT: 445220009
 L CRAIG WHITE
 LUANN L WHITE
 2224 E FLORIDA
 HEMET CA 92544

APN: 445220010 ASMT: 445220010
 TEODORO CERVANTES
 SONIA B CERVANTES
 2244 E FLORIDA AVE
 HEMET CA. 92544

APN: 445220011 ASMT: 445220011
 JOSEPH DATTILO
 MARIA C DATTILO
 2288 E FLORIDA AVE
 HEMET CA. 92544

APN: 445220013 ASMT: 445220013
 JORGE LEYVA
 RAQUEL LEYVA
 118 E FLORIDA AVE
 HEMET CA 92543

APN: 445220015 ASMT: 445220015
 KALI P CHAUDHURI
 C/O KPC PROPERTY MGMT
 2312 PARK AVE NO 602
 TUSTIN CA 92782

APN: 445220016 ASMT: 445220016
 WILLIAM E THOMAS
 SOUTH PAC TRUST INTERNATIONAL INC
 C/O GREENACRE FAMILY TRUST
 42830 CHAUDHURI CIR
 HEMET CA 92544

APN: 445220019 ASMT: 445220019
 HABIB REHMAN
 NASREEN AYESHA REHMAN
 27561 CORNELL ST
 HEMET CA 92544

APN: 445220021 ASMT: 445220021
 LATHAM MANAGEMENT & CONSULTING SERVICES INC
 1225 E LATHAM AVE
 HEMET CA 92543

APN: 445220024 ASMT: 445220024
 TRACI HOLLAND VINCENT
 6026 ST AGUSTINE DR
 RIVERSIDE CA 92506

APN: 445220025 ASMT: 445220025
 MDR CAPITAL CORP
 187 N COLUMBIA ST
 HEMET CA. 92544

APN: 445290002 ASMT: 445290002
 DGVM V34 INC
 2433 E FLORIDA AVE
 HEMET CA 92544

APN: 445290021 ASMT: 445290021
 NADIM HASAN
 NAWAL HASAN
 ALI M YASIN
 SALAM A YASIN
 5930 COPPERFIELD AVE
 RIVERSIDE CA 92507

APN: 445290022 ASMT: 445290022
 GEORGE H MAYERS
 P O BOX 158
 HEMET CA 92546

APN: 445290023 ASMT: 445290023
 CHUN INV
 C/O LARRY JOHN
 4230 DOUGLAS BLV NO 100
 GRANITE BAY CA 95746

APN: 445290024 ASMT: 445290024
 MARKET STREET LAND & CATTLE CO
 GONE FISHING
 C/O CHIP OWEN
 1415 SAVOY CIR
 SAN DIEGO CA 92107

APN: 445290026 ASMT: 445290026
 DALE H ROBSON
 FLORA M ROBSON
 MAY E ROBSON
 C/O MAY ROBSON
 7501 PALM AVE SPC 171
 YUCCA VALLEY CA 92284

APN: 445290027 ASMT: 445290027
 TRINITY LUTHERAN CHURCH OF HEMET
 191 S COLUMBIA ST
 HEMET CA. 92544

APN: 445290028 ASMT: 445290028
 CRC CA
 P O BOX 281
 GLENDIVE MT 59330

APN: 445300020 ASMT: 445300020
 MOHAMMADREZA MOHAMMADKHANI
 MICHAEL NABER
 25951 CHERRYWOOD DR
 HEMET CA. 92544

APN: 445300021 ASMT: 445300021
 WILLIAM G STROMBLAD
 26146 REGENT CT
 HEMET CA 92544

APN: 445300022 ASMT: 445300022
 VICENTE VILLA
 25964 CHERRYWOOD DR
 HEMET CA. 92544

APN: 445300026 ASMT: 445300026
 BALVINO SANCHEZ
 ROSWITHA SANCHEZ
 25981 TAMARISK DR
 HEMET CA. 92544

APN: 445300027 ASMT: 445300027
 ROBERTO CERVANTES
 MARIA CERVANTES
 25969 TAMARISK DR
 HEMET CA. 92544

APN: 445300028 ASMT: 445300028
 PAUL J GETZ
 LOUISE A GETZ
 4497 DU CAME ST
 HEMET CA 92544

APN: 445300029 ASMT: 445300029
 ARMANDO IBARRA
 NORMA A BAHENA
 25940 TAMARISK DR
 HEMET CA. 92544

APN: 445300030 ASMT: 445300030
 RAFAEL R MEZA
 14645 ELM CROFT AVE
 NORWALK CA 90650

APN: 445300031 ASMT: 445300031
 DEREK G MIAH
 AIMEE C MIAH
 DAVID MIAH
 C/O DAVID MIAH
 25980 TAMARISK DR
 HEMET CA. 92544

APN: 445300033 ASMT: 445300033
 KINTAI YUELAPWAN
 P O BOX 1597
 ROMOLAND CA 92585

APN: 445300034 ASMT: 445300034
 CLAUDIA A COVERT
 PMB 226
 41800 WASHINGTON ST B105
 BERMUDA DUNES CA 92203

APN: 445300035 ASMT: 445300035
 ISABELLE M HARRISON
 801 HARROW ST
 HEMET CA 92545

APN: 445300036 ASMT: 445300036
 BALDEMAR CORRALES
 MINERVA CORRALES
 25941 COLUMBIA ST
 HEMET CA. 92544

APN: 445300039 ASMT: 445300039
 PARK COLUMBIA APARTMENTS INC
 C/O NANCY ANDERSON
 P O BOX 9118
 RANCHO SANTA FE CA 92067

ATTN: Nate Picket
 CALTRANS District #8
 464 W. 4th St., 6th Floor
 Mail Stop 728
 San Bernardino, CA 92401-1400

ATTN: Elizabeth Lovsted
 Eastern Municipal Water District
 2270 Trumble Rd.
 P.O. Box 8300
 Perris, CA 92570

Hemet City Hall
 445 E. Florida Ave.
 Hemet, CA 92543

ATTN: Executive Officer
 Reg. Water Quality Control Board #8
 Santa Ana
 3737 Main St., Suite 500
 Riverside, CA 92501-3348

ATTN: Michael McCoy
 Riverside Transit Agency
 1825 3rd St.
 P.O. Box 59968
 Riverside, CA 92517-1968

Temecula Valley
 Unified School District
 31350 Rancho Vista Rd.
 Temecula, CA 92592-6200

ATTN: Jeffrey R. Leatherman,
 General Manager
 Valley-Wide Recreation & Park District
 901 W. Esplanade
 P.O. Box 907
 San Jacinto, CA 92582

Verizon Engineering
 1980 Orange Tree Ln., Rm #100
 Redlands, CA 92374

Trinity Lutheran Church
 Attn: Pastor Bunge
 191 S. Columbia St.
 Hemet, CA 92544

Applicant:
 Jeff Rahman
 328 North State St.
 Hemet, CA 92543

Owner:
 R & B Investments, Inc.
 328 North State St., Ste. 201
 Hemet, CA 92543

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: CUP 3622 / CFG 5519

Project Location: In the unincorporated area of Riverside County, more specifically located southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue.

Project Description: The Plot Plan proposal is for an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages for off-site consumption including beer, wine and distilled spirits (Type 21) for Off Premises Consumption pursuant to Ordinance 348 Section 18.48. In addition, an approximately 650 square-foot detached building will remain as storage.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Jeff Rahman

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15332)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

1. Reasons why project is exempt: CEQA 15332 - Infill Development Projects

- (a) The project is consistent with the Commercial Retail (CR) designation of the General Plan. The project is a commercial project within the (CR) designation and per Ordinance 348, C-P-S Scenic Highway Commercial, Article IXb, the project is allowed within the Scenic Highway Commercial (C-P-S) zoning designation with a Floor Area Ratio (FAR) of (0.20 - 0.35). The project is also allowed pursuant to Section 18.48 of Ordinance 348 and subject to the approval of a Conditional Use Permit.
- (b) The proposed development, an existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store, a 5,632 square-foot of shell leasable area and an approximately 650 square-foot detached building that will remain as storage occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project is currently and existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. In addition, an approximately 650 square-foot detached building will remain as storage. The project site has no value as a habitat for endangered, rare or threatened species.
- (d) The project is currently and existing unoccupied building totaling approximately 9,720 square-feet to be converted into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. In addition, an approximately 650 square-foot detached building will remain as storage and can be adequately served by all required utilities and public services.

2. CEQA 15061 (b) (3) - Review of Exemption

Based upon staff review as the lead agency, this activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

As stated in the definition for "Infill site" within the CEQA guidelines Section 23061.3, the site is an urbanized area that meets the following criteria:

- a) At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses and the remaining 25 percent of the site adjoins parcels that have previously been developed for qualified urban uses, and the site has not been developed for urban uses and no parcel within the site has been created within the past 10 years;
- b) The site has been previously developed for qualified urban uses.

Wendell Bugtai

County Contact Person

951-955-2419

Phone Number

Project Planner

April 6, 2010

Date

Signature

Title

Date Received for Filing and Posting at OPR: _____
Revised: 3/15/10 by R. Jauraz
Y:\Planning Master Forms\Templates\CEQA Forms\NOE Form.doc

Please charge deposit fee case#: ZEA ZCFG No. 5519 - County Clerk Posting Fee

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0905610

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: RAHMAN JEFF \$64.00
paid by: CK 1128
CA F&G FEE FOR EA42165
paid towards: CFG05519 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Apr 23, 2009 16:25
SBROSTRO posting date Apr 23, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 7.6
Area Plan: Southwest
Supervisorial District: Third
Project Planner: Larry Ross
Planning Commission: August 18, 2010,
continued from 7-14-10, 6-2-10

Ordinance Amendment No. 348.4702
E.A./EIR Number: 42328
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance 348.4702 is a proposal to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

This proposed amendment applies to all the unincorporated areas of the County of Riverside zoned Citrus Vineyard.

BACKGROUND:

On March 23, 2010 the Board of Supervisors directed the Planning Department to draft an amendment to Ordinance 348 adding churches, temples and other places of religious worship as a use that can be permitted with an approved plot plan.

As currently written the Citrus Vineyard Zone prohibits Churches, Temples and other places of religious worship. The proposed amendment would extend these uses to the Citrus Vineyard Zone as allowed in other residential and commercial zones.

Churches, temples, and other places of religious worship are allowed in all zones except:

R-T-R Zone (Mobile home Subdivision - Rural) Section 8.60
M-R Zone (Mineral Resources) Section 12.50,
M-R-A Zone (Mineral Resources and Related Manufacturing) Section 12.60
A-P Zone (Light Agriculture with Poultry) Section 13.51
A-D Zone (Agriculture-Dairy) Section 14.51
C/V Zone (Citrus/Vineyard) Section 14.71
C-C/V Zone (Commercial Citrus/Vineyard) Section 14.81
N-A Zone (Natural Assets) Section 15.200
W-1 Zone (Watercourse, Watershed & Conservation Areas) Section 16.1
SP Zone (Specific Plan) Section 17.25 (varies depending on the underlining zone which the SP zone is based upon)

Churches, temples, and other places of religious worship were not included in CV zone when it was adopted November 8, 1994. One church has been permitted for the past 11 years in the CV zone, Public Use Permit No. 798, has had no conflicts with other uses in the CV zone. The applicant for Public Use Permit No. 798 agreed to two conditions on the project:

10.PLANNING 029 The Applicant or their successor-in-interest shall not object to the sale or consumption of alcoholic beverages within the area identified as either being zoned C/V (Citrus-Vineyard) or in the area within the Citrus Vineyard Policy Area within the Southwest Area Community Plan. (SWAP)

10.PLANNING 030 The Applicant or their successor-in-interest shall not object to farming or farming related activities in the C/V zone or the Citrus Vineyard Policy Area.

At the time Public Use Permit No. 798 was approved, churches, temples and other places of religious worship were allowed in any zone with a public use permit. Today's ordinance no longer contains this provision.

Each potential church, temple and place of religious worship project will be evaluated on its own merits, including the appropriate CEQA review.

Development standards for churches, temples, and other places of religious worship shall be the same as the existing special occasion facility requirements since both uses are similar in use, intensity, and impact.

ISSUES OF POTENTIAL CONCERN:

Assembly Bill no. 1721

AB 1721 is an amendment proposed by the California Assembly to restrict agricultural spraying based upon the type and situation either within $\frac{1}{4}$ or $\frac{1}{2}$ of a mile of a "school safety zone". The concern is that a church, temple, or other religious institution would have uses that could fall under the school safety zone definition causing adjacent farming activities to be restricted.

Agricultural spraying is a concern for staff, but as this assembly bill has not approved it cannot be analyzed. Often proposed legislation does not get approved. Currently an applicant can propose to place a school in any zone with a Public Use Permit. But if a school is not listed as a permitted use in the zone the expectation is that the applicant will have justify what special circumstance has occurred that would make it a reasonable ideal for it be placed on the property, and thus the reason for a Public Use Permit. Schools are not a listed use in the Citrus Vineyard zone and would be required to make these findings.

However, schools are often considered an accessory/subordinate use to a church, and would be processed with a church application. The impacts of a church with a subordinate school would have to be analyzed at the time of project submittal.

Government Code 23789

Section 23789:

(a) The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within the immediate vicinity of churches and hospitals.

(b) The department is specifically authorized to refuse the issuance, other than renewal or ownership transfer, of any retail license for premises located within at least 600 feet of schools and public playgrounds or nonprofit youth facilities, including, but not limited to, facilities serving Girl Scouts, Boy Scouts, or Campfire Girls. This distance shall be measured pursuant to rules of the department.

Staff spoke to Alcohol Beverage Control in regards to how they measure distance between the alcohol use and adjacent uses. It is a direct measurement from one use to another, and property lines are not considered. They use some discretion in this measurement, and it is not always as the "crow flies".

Vintners have testified that when they apply to ABC for a license they have to identify which areas liquor will be produce and consumed. They stated that the typical practice is to identify their entire parcel because receptions and parties can occur within vine rows. Based upon these statements by the vintners and those by the ABC, alcohol usage would be determined from the winery property line and not the tasting room.

Staff's concern is that because of the incompatibility of ABC's laws and regulations and allowing churches, temples and religious institutions into the Citrus Vineyard zone that the unique resources of the area would be jeopardized. The properties where soil conditions for grape growing are limited and the remaining agricultural resources of the County as a whole are diminishing. All other efforts the undertaken in this area have been to preserve the agricultural use of the region, with this proposal this resource could be jeopardized.

Letters of concern

Staff has received three letters regarding this proposed amendment. Two letters were from an attorney representing the Temecula Valley Winegrowers Association and one letter from the Riverside County Farm Bureau, Inc. All three letters are concerned about the amendment in relation to the pending AB 1721 legislation, and the compatibility between churches, temples and other places of religious worship and agricultural activities.

Two additional letters of opposition were received prior to the July 14, 2010 meeting.

Further Planning Considerations:

June 2, 2010

At the June 2, 2010 hearing, staff requested direction from the Planning Commission. The Planning Commission received testimony from a number of people in support of the ordinance amendment, but received no testimony in opposition to the ordinance amendment.

The Planning Commission directed staff to get a list of pesticides from the County of Riverside Agricultural Commissioner and the Wine Growers. As of the writing of this staff report, the County of Riverside Agricultural Commissioner has not provided such a list, but the wine growers have and the list is in the exhibits section of this staff report.

Planning Commission directed staff to complete and an environmental assessment and return the amendment to the commission on July 14, 2010.

July 7, 2010

As of the writing of this staff report, staff was unable to complete the Environmental Assessment for this project and is recommending a further continuance to complete the document.

July 14, 2010

At the July 14, 2010 public hearing the Planning Commission continued the item to allow additional time for staff to complete the environmental assessment. At the hearing two opposition letters were received, and 6 people spoke against the proposal.

The main concerns expressed were:

1. That the proposal would cause incompatibility that would force wineries out of the wine country.
2. That the existing church in wine country did not comply with the reduced planting requirements, so they believed any future churches may not either.
3. That the wine country is similar to a wildlife preserve and needs to be protected as such.
4. State and Federal law change all the time and future changes could impact wineries in regards to agricultural spraying.

Michael Newcomb representing the some of the wine growers stated:

1. The General Plan stated that the intent of Citrus Vineyard Policy was to protect the wine country and this proposal is in violation of that intent.
2. That not just pesticides, but fumigants and herbicides should be considered as well for agricultural spraying.
3. The Religious Land Use and Institutionalized Person's Act did give a jurisdiction the ability to restrict churches, temples and other religious intuitions as long as the jurisdiction had a reasonable reason for doing so, did allow churches, temples and other religious intuitions in other zones, and did not create unequitable development standards for churches, temples and other religious intuitions compared to other uses.
4. That if an amendment does go forward, he requested that churches and schools be required to have an additional 600 ft. setback from all property lines to mitigate impacts to the wineries.

RECOMMENDATIONS:

DENIAL of ORDINANCE AMENDMENT NO. 348.4702

CONCLUSIONS:

1. The proposed ordinance amendment is in conformance with the Land Use Designations of the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan.

2. The proposed ordinance amendment is consistent with the zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through this ordinance amendment.
4. The proposed project is not compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The proposed ordinance amendment does not conflict with the Southwest Area Plan and the policies therein.
2. The proposed ordinance amendment does not cause any internal inconsistencies or conflicts with the existing Ordinance No. 348.
3. The project does not propose any construction or use of the land and therefore does not conflict with Multi-Species Habitat Conservation Plan.
4. The proposed project does not conform to the County's vision for Wine Country and could create a circumstance where wineries could not be permitted because of a proximity to a church, temple or other religious institution.
5. Environmental Assessment No. 42328 found that the proposed project would not have a significant impact on the environment. No impacts were identified.

1 and other places of religious worship shall be thirty feet (30') on a single
2 level building pad and forty feet (40') on a terraced building pad, when the
3 tallest elevation is measured from the lowest finished floor level.

4 (6) Loading, trash, and service areas shall be screened by structures or
5 landscaping and shall also be located and designed in such a manner as to
6 minimize noise and odor issues to adjacent properties.

7 (7) Automobile parking spaces shall be provided as required by Section
8 18.12 and shall be consistent with the rural standards of the "Citrus
9 Vineyard Rural Policy Area" of the Riverside County General Plan.

10 (8) Outside storage areas and the material therein shall be screened with
11 structures or landscaping.

12 (9) All roof mounted mechanical equipment shall be screened from the
13 ground elevation view to a minimum sight distance of one thousand three
14 hundred and twenty feet (1,320')."

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27 ///

28 ///

Ross, Larry

From: Bill Wilson [bill@wilsoncreekwinery.com]
Sent: Monday, June 07, 2010 2:23 PM
To: Ross, Larry
Subject: FW: CV zoning amendment
Attachments: image001.jpg

Mr. Ross

I hope this helps. Also Round-up is used a bunch. It might be listed below in generic form, but I just wanted to make sure.

As Always,
Cheers



WILSON CREEK
WINERY & VINEYARDS

Bill Wilson

Owner

35960 Rancho California Road
Temecula, CA 92591
951.699.9463

www.wilsoncreekwinery.com

From: Cheo Serrano
Sent: Monday, June 07, 2010 2:14 PM
To: Bill Wilson
Subject: RE: CV zoning amendment

These are the most used pesticides in the vineyards. Admire Pro, Sevin, Lorsban , Kryoside and BT.

From: Bill Wilson
Sent: Monday, June 07, 2010 10:10 AM
To: Cheo Serrano; Etienne Cowper
Subject: FW: CV zoning amendment

Please list the top five or so most commonly used pesticides in the Temecula Valley Vineyards. Please get back to me as soon as you can.



WILSON CREEK
WINERY & VINEYARDS

Bill Wilson

Owner

35960 Rancho California Road

Temecula, CA 92591

951.699.9463

www.wilsoncreekwinery.com

From: Ross, Larry [mailto:LROSS@rctlma.org]

Sent: Monday, June 07, 2010 9:51 AM

To: Bill Wilson

Subject: CV zoning amendment

The PC has requested the type of pesticides used in the vineyards. I thought you would be able to let me know.

Thanks,

Larry Ross

Principal Planner

Riverside County Planning Department

4080 Lemon Street, 9th Floor

PO Box 1409

Riverside, CA 92502

(951) 955-3585

Please note: As a cost saving measure, starting August 14th 2009, the County will be closing its administrative buildings every Friday. As a result, Planning Staff will only be available Monday through Thursday.

Received 7-14-10 at
item 8.7 PC

Scott Haley

39625 ANZA RD Temecula Cal 92591

714-269-3811 cell

(I will try to make it back was here @ 9:30 am.)

Would like to keep wine country - wine country.
A premier rural community for family life style.
There is evidence of pride of ownership in this area.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: July 14, 2010

TO: Planning Commission

FROM: Larry Ross, Principal Planner

RE: item 8.7 proposed CV amendment

See attached e-mail.

Ross, Larry

From: djmainc@aol.com
Sent: Tuesday, July 13, 2010 10:03 AM
To: Ross, Larry
Cc: peggy@temeculawines.org
Subject: Proposed changes to the C/V zone.

Dear Mr. Ross,

I occasionally attend Calvary Chapel on Rancho California Road and they have a very good message! This is the reason for their need to expand their ministry.

The C/V zoning district is unique. The intended uses are clearly delineated. Church and school uses are not permitted. I know of no court case that has ever allowed a school where they are not permitted. Regardless, both church and school uses are inconsistent with the intent of the C/V zoning ordinance.

Children's health safety from pesticide and fertilizer applications must also be considered. The first kid that sneezes or has a health issue arising from pesticide and fertilizer use, local vineyard and winery operators will be facing lawsuits.

The requirement for 75% of the property to be planted to vines is very valid. The original church permit required them to plant 50% of the site in vines. It was never done. If a winery did this, they would be cited and potentially shut down.

This past May 2010, Calvary Chapel purchased the adjacent 20-parcel that fronts on Calle Contento. When this parcel is added to their existing 5-acres, the church would be required to have 18.75 acres in vines under current zoning. Please remember, everyone else in the C/V zone must meet the 75% planting requirement. Perhaps, the county should require the church to expand the planting on the new parcel to meet the previous 50% requirement and the current 75% planting requirement.

I am against the proposed change in the zoning ordinance for all of the above reasons. No single entity should receive favorable treatment at the expense of an entire farming community.

Regards,

Danny J. Martin, ASA
DJMA Commercial Ag Realty Advisors, Inc.
Pauba Ridge Vineyards
36100 Pauba Road
Temecula, CA 92952
714 803-5892

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

Memorandum

DATE: June 2, 2010
TO: Planning Commission
FROM: Larry Ross, Principal Planner
RE: 7.6 CV zone amendment, additional correspondence

Y:\Planning Master Forms\Templates\Letterhead Memo 2008-Formatted.doc

Ross, Larry

From: Rachel L. Bates [rbates@tyler-law.net]
Sent: Friday, May 28, 2010 4:47 PM
To: Ross, Larry
Cc: Robert Tyler; Rachel L. Bates; Mike Naggar; clark@ccbf.net; taige@ccbf.net
Subject: Ordinance Amendment No. 348.4702 - Amendment to C/V Zone Calvary Chapel Bible Fellowship
Attachments: Letter from Tyler to Board of Supervisors and Planning Commission_5.28.10.pdf
Categories: Red Category

Dear Board of Supervisors and Planning Commission,

Attached please find correspondence of today's date from Robert H. Tyler for your review and information.

Should you have any questions, do not hesitate to contact our office.

Rachel L. Koehler
Legal Assistant
ADVOCATES FOR FAITH & FREEDOM
24910 Las Brisas Road, Suite 110
Murrieta, CA 92562
rbates@tyler-law.net
Tel (951) 600-2733
Fax (951) 600-4996



**ADVOCATES
FOR FAITH & FREEDOM**
Protecting Religious Liberty in the Courts!

May 28, 2010

VIA FACSIMILE, ELECTRONIC
AND U.S. MAIL

Board of Supervisors and Planning Commission
County of Riverside
4080 Lemon Street, 5th Floor
Riverside, CA 92501
Facsimile: (951) 955-2194
kross@rcplma.org

RE: Ordinance Amendment No. 348,4702 - Amendment to C/V Zone
Calvary Chapel Bible Fellowship

Dear Supervisors and Commissioners,

By way of introduction, Advocates for Faith and Freedom is a nonprofit law firm based in Riverside County. We specialize in representing churches and other religious organizations in regard to religious liberty concerns, including the religious use of real property. We often assist churches in the processing land use applications with government agencies.

In this instance, we represent the interests of Calvary Chapel Bible Fellowship ("Calvary") and are writing in support of proposed Ordinance Amendment No. 348,4702. Attached to this letter is a previous letter that we wrote to Supervisor Jeff Stone on December 9, 2009, in regard to our concern relating to the exclusion of churches and temples from the C/V Zone. Although Calvary is currently located in the C/V Zone, Calvary would probably be prohibited from expanding due to the exclusionary zoning ordinance presently in place.

This letter is intended to provide a brief summary of the Religious Land Use and Institutionalized Person's Act ("RLUIPA"). It is our hope that upon review of this letter, you will recognize the necessity of adopting Ordinance Amendment No. 348,4702. Further, this letter will respectfully rebut the opposition of the Riverside County Farm Bureau and the Temecula Valley Winegrowers Association.

Religious Land Use and Institutionalized Person's Act

RLUIPA was unanimously passed on July 27, 2000, by both the United States House of Representatives and the United States Senate.¹ It became effective upon signing by President Clinton on September 22, 2000.² RLUIPA is a bipartisan law supported by a diverse coalition of civil rights and religious organizations.³ The wide support RLUIPA enjoyed was based on Congress' appreciation of the discrimination churches often face in the religious land use arena, as evidenced by a joint statement by Senator Orrin Hatch and Senator Edward Kennedy:⁴

*[Churches are] frequently discriminated against on the face of zoning codes and also in the highly individualized and discretionary processes of land use regulation. Zoning codes frequently exclude churches in places where they permit theaters, meeting halls, and other places where large groups or people assemble for secular purposes. Or the codes permit churches only with individualized permission from the zoning board, and zoning boards use that authority in discriminatory ways*⁵

RLUIPA established that strict scrutiny should be the standard of review applied in cases of religious land use and additionally requires that religious assemblies or institutions be treated on equal terms to non-religious assemblies and institutions within the land use context.⁶ Further, it "protects the rights of individuals to gather and worship by treating the use of land by religious assemblies and institutions as 'religious exercise.'⁷ RLUIPA exists to protect the free exercise of religion by prohibiting states and local governments from imposing land use regulations that place a substantial burden upon, or act in a discriminatory manner toward, religious assemblies or institutions. Legal challenges against the constitutionality of RLUIPA have been unsuccessful in the Ninth Circuit Federal Court of Appeals and elsewhere, including one case in which we were counsel of record in defense of RLUIPA and in prosecution of a church's claim against the City of Lake Elsinore.⁸

RLUIPA's land use provisions are as follows:

¹ See 146 CONG. REC. S7, 779 (July 27, 2000); 146 CONG. REC. H7, 192 (July 27, 2000).

² See Statement by President William J. Clinton upon signing S.2869, 36 Weekly Comp. Pres. Doc. 2168, reprinted in 2000 U.S.C.C.A.N. 662.

³ 146 CONG. REC. E, 1563-01 (September 22, 2000) (Stmt. of Cong. Canady).

⁴ 146 CONG. REC. S7774-01 (July 27, 2000) (Joint Stmt. of Sens. Hatch and Kennedy).

⁵ *Id.*

⁶ See Tuttle, *supra* note 38, at 864.

⁷ Caroline R. Adams, *The Constitutional Validity of the Religious Land Use and Institutionalized Persons Act of 2000: Will RLUIPA's Strict Scrutiny Survive the Supreme Court's Strict Scrutiny?*, 70 FORDHAM L. REV. 2361, 2364-65 (2002).

⁸ See *Guru Nanak Sikh Society of Yuba City v. County of Sutter*, 456 F.3d 978, 981 (9th Cir.2006)(finding RLUIPA constitutional as applied to conditional use permits and churches based on Congress' enforcement power and the Fourteenth Amendment); *Elsinore Christian Ctr. v. City of Lake Elsinore*, 197 Fed.Appx. 718 (9th Cir. 2006) (where on interlocutory appeal, the 9th Circuit reversed the district court and held that the religious land use section of RLUIPA is constitutional); *Freedom Baptist Church v. Township of Middleton*, 204 F. Supp. 2d 857 (E.D. Pa. 2002) (holding that RLUIPA was constitutional and rejecting challenges to the Enforcement Clause, Commerce Clause, and Establishment Clause).

Protection of Land Use as Religious Exercise

(a) Substantial Burdens

(1) General Rule. No government shall impose or implement a land use regulation in a manner that imposes a substantial burden on the religious exercise of a person, including a religious assembly or institution, unless the government demonstrates that imposition of the burden on that person, assembly, or institution--

(A) is in furtherance of a compelling governmental interest; and

(B) is the least restrictive means of furthering that compelling governmental interest.

(2) Scope of application. This subsection applies in any case in which--

(A) the substantial burden is imposed in a program or activity that receives Federal financial assistance, even if the burden results from a rule of general applicability; or

(B) the substantial burden affects, or removal of that substantial burden would affect, commerce with foreign nations, among the several States, or with Indian tribes, even if the burden results from a rule of general applicability; or

(C) the substantial burden is imposed in the implementation of a land use regulation or system of land use regulations, under which a government makes, or has in place formal or informal procedures or practices that permit the government to make, individualized assessments of the proposed uses for the property involved.

(b) Discrimination and Exclusion.

(1) Equal Terms. No government shall impose or implement a land use regulation in a manner that treats a religious assembly or institution on less than equal terms with a nonreligious assembly or institution.

(2) Nondiscrimination. -- No government shall impose or implement a land use regulation that discriminates against any assembly or institution on the basis of religion or religious denomination.

(3) Exclusions and Limits. -- No government shall impose or implement a land use regulation that--

(A) totally excludes religious assembly from a jurisdiction; or

(B) unreasonably limits religious assemblies, institutions, or structures within a jurisdiction.⁹

As the courts interpret the substantive provisions of the statute, they are required to construe RLUIPA "in favor of a broad protection of religious exercise, to the maximum extent permitted by the terms of this Act and the Constitution."¹⁰

It is my understanding that the "Wine Country" consists of over 35,000 acres in Southwest Riverside County. Only one church has been permitted to locate in the C/V Zone since 1994 -- Calvary. Immediately after Calvary was permitted, the C/V Zone was amended to exclude churches from these 35,000 acres. Although religious assemblies are excluded from the C/V zone, the zone permits the existence of wineries and "special occasion facilities". Wineries and special occasion facilities incorporate a large category of non-religious assembly uses

⁹ 42 U.S.C. 2000cc (2000).

¹⁰ 42 U.S.C. § 2000cc-3(g).

including, wedding facilities and other meeting places. Large events are regularly held indoors and outdoors at these various facilities throughout the Wine Country. Therefore, it is clear that RLUIPA Section (b) is violated by the allowance of these various meeting facilities while excluding religious assemblies and institutions.

The adoption of Ordinance Amendment No. 348.4702 simply corrects the federal violation currently existing in the existing ordinance. Because of the significant protection now afforded to religious assemblies and institutions, it is particularly appropriate for governmental agencies to take corrective action as is recommended by RLUIPA itself:

"A government may avoid the preemptive force of any provision of this chapter by changing the policy or practice that results in a substantial burden on religious exercise, by retaining the policy or practice and exempting the substantially burdened religious exercise, by providing exemptions from the policy or practice for applications that substantially burden religious exercise, or by any other means that eliminates the substantial burden."¹¹

Proposed Assembly Bill 1721

The Riverside County Farm Bureau and the Temecula Valley Winegrowers Association have expressed concerns that their use of pesticides will be negatively impacted as a result of allowing churches in the C/V zone due to pending legislation known as AB 1721. This argument is mistaken because AB 1721 does not apply to prohibit the spraying of pesticides due to the existence of a church or "Sunday school." AB 1721 only applies to prevent the aerial spraying of pesticides at certain times due to the existence of a "schoolsite" as defined in Section 17609 of the Education Code. The definition of a schoolsite does not include a church, religious assembly or a private school facility. Therefore, adopting Ordinance Amendment No. 348.4702 will have no negative impact upon the farming community or vintners even if AB 1721 is ultimately adopted by the California Legislature.

The County understandably must be concerned with all of its constituents, including the farming community, the vintners, their children, their guests and their customers. The Farm Bureau and the Temecula Valley Winegrowers Association should consider the costs of their objections. If it were really unsafe for a church to operate in the Wine Country, it would be equally unsafe for the various public operations of the wineries and the special use facilities. A review of the website for the Temecula Valley Winegrowers Association will reveal that large events occur on a regular basis in the Wine Country such as weddings, concerts, tours, festivals and other activities. If it is unsafe for a church to exist in the Wine Country, it would be equally unsafe for South Coast Winery to host events for 800-1200 people in their courtyard or Callaway Vineyard to host 500 people on its west lawn. Therefore, the objections of Riverside County Farm Bureau and the Temecula Valley Winegrowers Association lack sufficient merit to justify recognition.

¹¹ 42 U.S.C. § 2000cc-3(e).

Board of Supervisors and Planning Commission
May 28, 2010
Page 5 of 5

Conclusion

Ordinance Amendment No. 348.4702 complies with RLUIPA and should be adopted. The failure to adopt this ordinance would render the county in continued noncompliance with federal law. Therefore, we respectfully request that the county adopt Ordinance Amendment No. 348.4702. Please do not hesitate to contact me in the event you have any questions.

Kind Regards,



Robert H. Tyler
General Counsel

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor Jeff Stone

SUBMITTAL DATE:
March 18, 2010

SUBJECT: Amend Ordinance No. 348 to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone (CV).

RECOMMENDED MOTION:

The Board of Supervisors direct the Planning Department to process an amendment to Ordinance No. 348 to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

BACKGROUND:

As currently written the Citrus Vineyard Zone prohibits Churches, Temples and other places of religious worship. The proposed amendment will extend these uses to the Citrus Vineyard Zone as allowed in other residential and commercial zones.

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

C:\ppl\trac\files\CV\CV-348-100

Jeff Stone
3rd District Supervisor

Initials:
JS:ob

Dep't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: 3

Agenda Number:

3.46



Riverside County Farm Bureau, Inc.

21160 Box Springs Road, Suite 102, Moreno Valley, California 92557-8706
Telephone 951.684.6732 FAX 951.782.0621 E-mail President@RiversideCFB.com
www.RiversideCFB.com Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

April 19, 2010

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*Serving
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Mr. David K. Huff, Deputy County Counsel
County of Riverside
3960 Orange Street
Riverside, CA 92501

Dear Mr. Huff,

The Riverside County Farm Bureau (RCFB) is very concerned about the proposed amendment to the Riverside County Code regarding the Citrus/Vineyard Zone (CV Zone) to allow churches and other places of worship along with private and public schools into the CV Zone.

The RCFB agrees with the Temecula Valley Winegrowers Association (TVWA) that churches and schools are "incompatible uses" in the CV Zone.

The CV Zone was established in order to preserve, protect, and promote vineyards, wineries, and citrus crops. It was not established to allow schools or places of worship to dictate everyday agricultural activities and practices.

At this time, AB 1721 (The Healthy and Safe School Zones Act, Swanson - D Oakland) is going through the review process in Sacramento. If this bill passes, it will not allow restricted-use pesticides used for purposes of production agriculture or a state pest eradication or control program to be applied within one-half mile of a school site within 24 hours of when children are or will be present. While there are already precautions taken around schools to insure pesticides are not applied near schools when children are present, a 24 hour limit would curtail application to a short window only on weekends (assuming no school games, practices, or other school activities are taking place) that would not be realistic in dealing with pest outbreaks and re-entry requirements during harvest season. This bill would include children attending church related Sunday schools and mid-week special school sessions.

We encourage the Riverside County Board of Supervisors to drop their proposed amendment to the CV Zone. The amendment to allow places of worship and schools into the CV Zone is not compatible with the main reason the CV Zone was established in the first place - to preserve, protect, and promote agriculture.

Sincerely yours,

Grant Chaffin
President

CC: RCFB Board
Riverside County Board of Supervisors
Temecula Valley Winegrowers Association



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April 8, 2010

David K. Huff, Deputy County Counsel
Office of County Counsel - County of Riverside
3960 Orange Street
Riverside, CA 92501

Via Email:

dhuff@co.riverside.ca.us

Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches,
Temples and Places of Worship.*

Assembly Bill 1721 Update

Dear Mr. Huff:

As you know, this firm represents the Temecula Valley Winegrowers Association ("TVWA"). Yesterday, on April 7, 2010, I sent to you a letter discussing, in part, Assembly Bill 1721 and its impact on agricultural users. Thereafter, I discovered that the legislature amended the text of the bill.

Attached is a copy of the 3rd amendment to the bill, which contains a number of revisions to the text, cited in my letter. From our perspective, the only substantive change is subsection (e), which now states "For purposes of this section, "school safety zone" means a schoolsite, as defined in Section 17609 of the *Education Code*," which states:

(e) "**Schoolsite**" means any facility used as a child day care facility, as defined in Section 1596.750 of the *Health and Safety Code*, or for kindergarten, elementary, or secondary school purposes. The term includes the buildings or structures, playgrounds, athletic fields, vehicles, or any other area of property visited or used by pupils. "**Schoolsite**" does not include any postsecondary educational facility attended by secondary pupils or private kindergarten, elementary, or secondary school facilities. For child day care facilities, the State Department of Social Services shall serve as the liaison to these facilities, as needed.

California *Health and Safety Code* section 1596.750 states:

"**Child day care facility**" means a facility that provides nonmedical care to children under 18 years of age in need of personal services, ~~supervision, or assistance~~ essential for sustaining the activities of daily living or for the protection of the individual on less than a 24-hour basis. Child day care facility includes day care centers, employer-sponsored child care centers, and family day care homes.

David K. Huff, Deputy County Counsel
Office of County Counsel - County of Riverside

Re: *Proposed Change to Riverside County Code – CIV Zone to allow Churches, Temples and Places of
Worship. Assembly Bill 1721 Update.*

April 8, 2010

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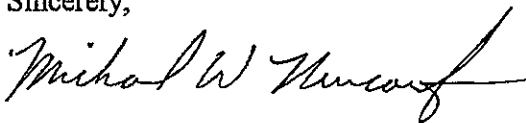
The good news for Temecula wine country is that “for now,” AB 1721 has been amended to eliminate children attending “private kindergarten, elementary, or secondary school facilities” from the protections afforded by the Assembly Bill, although a private “child day care facility” is not excluded and remains within the AB 1721 protection zone. The bad news for the TVWA is that the trend is to protect all children, including private school children, thus, state and federal laws will continue to target agricultural users and restrict pesticides where children congregate.

It is also important to note that the recent amendment to AB 1721 provides no relief to the potentially affected vineyards/wineries (*i.e. Hart Winery, Callaway Winery, Briar Rose Winery, as well as, the three planned wineries within Europa Village: Bolero Cellars, C'est La Vie, and Vienza Cellars*) because (1) Saint Jeanne de Lestonnac School operates a “daycare program,” and (2) the Riverside County Agricultural Commissioner’s current policy limits the application of pesticides within ¼ to ½ mile of a school while children are present, regardless of whether the school is private or public.

The TVWA remains committed to protecting the health and safety of **all children** within Temecula wine country and encourages the County of Riverside to do the same. The TVWA accepts as a medical fact that children are significantly more susceptible to the negative effects of pesticides, thus, children must be protected from regular exposure to pesticides. The TVWA also recognizes no distinction between public versus private school children and encourages the County of Riverside to amend the CV Zone ordinance to clearly prohibit the operation of public and private schools, including child day care centers, preschools, elementary, and secondary schools.

If you have any questions or would like to discuss this matter further, do not hesitate to contact me at your earliest opportunity.

Sincerely,



Michael W. Newcomb
Attorney at Law

Enclosure
cc: Client



AMENDED IN ASSEMBLY APRIL 6, 2010
AMENDED IN ASSEMBLY MARCH 17, 2010
CALIFORNIA LEGISLATURE—2009–10 REGULAR SESSION

ASSEMBLY BILL

No. 1721

Introduced by Assembly Member Swanson

February 2, 2010

An act to add Section 12978.1 to the Food and Agricultural Code, relating to pesticides.

LEGISLATIVE COUNSEL'S DIGEST

AB 1721, as amended, Swanson. Pesticides: school zones.

Existing law generally regulates the application of pesticides. Existing law provides that violation of these provisions is a crime.

This bill would provide, subject to exceptions, that ~~restricted-use pesticides~~ *restricted materials* shall not be applied *by specified methods* for purposes of ~~production~~ *commercial* agriculture, *as defined*, or a state *agricultural* pest eradication or control program within ½ mile of a school safety zone, as defined, and that other pesticides shall not be applied *by specified methods* for purposes of ~~production~~ *commercial* agriculture or a state *agricultural* pest eradication or control program within ¼ mile of a school safety zone, as defined.

By enacting provisions the violation of which is a crime, this bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: yes.

The people of the State of California do enact as follows:

1 SECTION 1. Section 12978.1 is added to the Food and
2 Agricultural Code, to read:
3 12978.1. (a) This section shall be known, and may be cited,
4 as the Healthy and Safe School Zones Act.
5 ~~(b) Restricted-use pesticides shall not be applied for purposes~~
6 ~~of production agriculture or a state~~
7 *(b) Restricted materials shall not be applied by the methods*
8 *specified in subdivision (g) for purposes of commercial agriculture*
9 *or a state agricultural pest eradication or control program within*
10 *one-half mile of a school safety zone, as defined in subdivision*
11 *(e).*
12 ~~(c) For all other pesticides not included in subdivision (b), those~~
13 ~~(e) No pesticide shall be applied for purposes of production~~
14 *(c) Pesticides not included in subdivision (b) shall not be applied*
15 *by the methods specified in subdivision (g) for purposes of*
16 *commercial agriculture or a state pest agricultural eradication or*
17 *control program within one-quarter mile of a school safety zone,*
18 *as defined in subdivision (e).*
19 (d) This section does not apply to approved organic pesticides,
20 as defined in Section 46015, excluding elemental or lime sulfur,
21 used for production commercial agriculture.
22 (e) For purposes of this section, "school safety zone" means a
23 school site schoolsite, as defined in Section 17609 of the Education
24 Code.
25 (f) For purposes of this section, "commercial agriculture"
26 means any person engaged in raising crops, nursery stock, or
27 animals, or producing animal products, for commerce.
28 (g) For purposes of this section, prohibited methods of
29 application are aerial application, application by powered
30 equipment, chemigation, fumigation, or other methods of
31 application likely to cause off-site movement of pesticides.
32 SEC. 2. No reimbursement is required by this act pursuant to
33 Section 6 of Article XIII B of the California Constitution because
34 the only costs that may be incurred by a local agency or school
35 district will be incurred because this act creates a new crime or

1 infraction, eliminates a crime or infraction, or changes the penalty
2 for a crime or infraction, within the meaning of Section 17556 of
3 the Government Code, or changes the definition of a crime within
4 the meaning of Section 6 of Article XIII B of the California
5 Constitution.

0



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April 7, 2010

David K. Huff, Deputy County Counsel
Office of County Counsel - County of Riverside
3960 Orange Street
Riverside, CA 92501

Via US Mail & Email:
dhuff@co.riverside.ca.us

*Re: Proposed Change to Riverside County Code – C/V Zone to allow Churches,
Temples and Places of Worship.*

Dear Mr. Huff:

This firm represents the Temecula Valley Winegrowers Association (“TVWA”). On March 18, 2010, the County of Riverside Board of Supervisors instructed the Office of County Counsel to present to the Planning Commission and Board of Supervisors an amendment to the Riverside County Code that would authorize the operation of churches, temples and places of worship (collectively “Churches”) within the Citrus-Vineyard Zone (“CV Zone”). The purpose of this letter is to articulate to the County the TVWA’s position with regard to “incompatible uses” within the CV Zone and to educate the Office of County Counsel (*and the County of Riverside*) as to the additional local, state and federal laws that impact the agricultural users within the CV Zone, which must be considered in drafting any proposed amendment.

Our concerns are addressed in the following sections of this letter:

1. The Environmental Impacts (Pesticides and Fertilizers) – Protecting the Health and Welfare of Children.
2. Regulatory Issues Effecting Alcohol Producers/Sellers – Ensuring Adequate Buffer’s between incompatible users.
3. Development Standards – Protecting the CV Zone Policy (Water/Sewer, Noise, Traffic/Parking Impacts, and Special Occasion Facilities)
4. Proposed Amendments to Statutes

So there is no misunderstanding, we strongly discourage any change to the CV Zone policy that would allow “high impact” incompatible uses of land within the CV Zone. High impact incompatible uses include youth facilities, parks, schools, etc., which expose children to significant health and safety concerns; such uses should never be allowed in the CV Zone. We also recognize that other incompatible use may be “low impact” and compromises can be made, as long as the impact of such low impact incompatible uses are reasonably mitigated and

Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

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substantially conform to the intent of the C/V Zone (*see, Section 14.71 of Riv. County Code*). In short, we strongly suggest any amendment to the C/V Zone reflect the following principles:

- 1) Churches only be allowed under the similar conditions imposed on “Special Occasion Facilities” provided such incompatible use is further mitigated in light of ABC licensing concerns.
- 2) Youth Facilities (i.e. parks, schools, campgrounds, etc.) whether stand alone or ancillary to a Church be disallowed within the C/V Zone based on (1) health and safety concerns for children and (2) the unmitigatable impacts to agricultural users and wineries.

Background

Section 14.71 of the Riverside County Code sets forth the intent of the County with regard to the C/V Zone and states [*emphasis added*] as follows:

ARTICLE XIVb C/V ZONE (CITRUS/VINEYARD)

SECTION 14.71. INTENT. The Board of Supervisors (“Board”) finds that there is a need in the County of Riverside for a zone classification within the “Citrus Vineyard Rural Policy Area” of the Riverside County General Plan that would encourage agricultural cultivation, vineyards, and wineries, that would preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine-industry where such activities are occurring and that would protect such areas from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.

The Citrus/Vineyard (C/V) zone classification is intended to meet the above-referenced objectives. Limited incidental commercial uses, such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities shall be permitted only when they are secondary, and directly related, to the agricultural operations as defined in Section 14.72. The intent of allowing limited incidental commercial uses is to provide economic viability to the primary vineyard and winery operations. In conjunction with development, the use of rural road standards as outlined on Ordinance No. 460 (Regulating the Division of Land) shall be implemented so as to reinforce the rural intent of this zone classification. The introduction of curbs, gutters, and streetlights shall be discouraged.

In addition, the Board finds that there is a need for additional development standards within the “Citrus Vineyard Policy Area” of the Riverside County General Plan that would enhance winemaking atmosphere and long-term viability of the wine-industry. The Board further finds that there is a need for allowing clustering of residential density to encourage permanent preservation of vineyards and innovation in design, planning, and management of new tract maps and parcel maps within the Citrus Vineyard Policy Area of the General Plan.



Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

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The C/V Zone exists to protect the viability of wine country and is designed to protect wine country from “incompatible uses.”

As discussed below, Churches and in particular schools are incompatible uses and to the extent that such uses are to be allowed, the County of Riverside must ensure that such uses do not unreasonably interfere with agricultural and winery operations. It is critical that any such amendments to the CV Zone appreciate that agricultural and winery operations are and will be subject to Federal and State laws that mandate “protection zones” and “buffer zones” between these incompatible users. As such, any amendment to the CV Zone ordinance must necessarily take into account these buffer zones to prevent the loss and/or destruction of vineyards, orchards and wineries.

1) The Environmental Impacts (Pesticides and Fertilizers) – Protecting the Health and Welfare of Children.

A primary concern of the TVWA is when Churches want to also construct youth facilities, such as private schools, play grounds and parks. After reviewing the current and pending laws affecting the location of schools near agricultural users, we believe such use should be prohibited without exception, in order to ensure the continued viability of the regions agricultural users.

a) *The Pest Threat Affecting Area Agriculture*

The application of pesticides, fumigants, and other chemicals to vineyards, citrus, olive and avocado groves is necessary to protect the viability of wine country agricultur. Within the region there are a number of pests that threaten the viability of vineyards/orchards and must be controlled by law.

	Grapes	Citrus	Olives	Avocados	Restricted Use Pesticides
Glassy Winged Sharpshooter	Yes	Yes	Yes	Yes	Yes
Mediterranean Fruit Fly	Yes	Yes	Yes	Yes	Yes
Diaprepes Root Weevil	Yes	Yes	Yes	Yes	Yes
Asian Citrus Psyllid (ACP)	No	Yes	No	No	Yes
Eight Brown Apple Moth	Yes	Yes	Unk	Yes	Yes
European Grapevine Moth	Yes	No	Yes	No	Yes

Note – All pests listed above are presently being monitored by the Agricultural Commission..

The effective eradication and control of these pests, now and in the future will require the application of “restricted use” pesticides that contain known carcinogens and by law may not be applied within close proximity to sensitive sites, such as youth facilities, including playgrounds and schools (both public and private).



Re: *Proposed Change to Riverside County Code – CIV Zone to allow Churches, Temples and Places of Worship.*

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b) Legal Issues Affecting Pesticide Users

i) Current Law – School Protection Zones.

In 2002, the California Legislature recognized the need for school pesticide protection zones by passing AB 947, which recognized that schools and agricultural users of land are incompatible and authorized the County Agricultural Commissioner to limit or ban pesticide use up to ¼ mile from a school. The statute created, *California Health & Safety Code* § 11503.5, states:

The county agricultural commissioner may apply Section 11503 to the agricultural use of any pesticide for agricultural production **within one-quarter mile of a school** with respect to the timing, notification, and method of application. Any regulations adopted pursuant to this section shall become operative unless specifically disapproved in writing by the director within 30 calendar days of their submission by the commissioner.

The County of Riverside through the office of the Agricultural Commissioner has adopted policies, standards and regulations that prevent the application of pesticides near schools, as follows (*See Exhibit "A" Email dated April 7, 2010 from Michele Tracey, Agricultural Standards Investigator IV, Riverside County Agricultural Commissioner's Office*):

- Pesticides applied within 1/4 Mile of a school may not be applied while students are present.
- Pesticides applied within 1/2 Mile of a school by aerial spray may not be applied while students are present.

The Riverside County Agricultural Commissioner's current policy is consistent with the policies adopted by many other California counties. The March 2010, report *Pesticide Protection Zones: Keeping Kids Safe at School*, finds that of the 25 California counties with the highest-value agricultural production, 14 counties have protection zones around schools and other sensitive sites, which range from 100 feet to 5 miles. (*see pages 11-12, and 15-20 of the Pesticide Protection Zones Report*)

ii) Proposed Legislation / Future Laws – "Dead Zones" of ½ Mile or More.

Unfortunately, the State of California is presently considering creating pesticide protection zones of up to one-half mile around schools for all "restricted use" pesticides. The legislative push is from "protection zones" that take into account time restrictions to an all-out ban that would have



David K. Huff, Deputy County Counsel
Office of County Counsel - County of Riverside

Re: *Proposed Change to Riverside County Code – CIV Zone to allow Churches, Temples and Places of Worship.*

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the effect of creating pesticide free zone around schools, regardless of whether children are present or will be present within a reasonable time (referred to herein as “Dead Zones”).

Assembly Bill 1721, which was introduced earlier this year, would create a Dead Zone of one-quarter to one-half mile buffer around any school site¹. The current text of AB 1721 states as follows:

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 12978.1 is added to the Food and Agricultural Code, to read:

12978.1. (a) This section shall be known, and may be cited, as the Healthy and Safe School Zones Act.

(b) ~~Restricted-use pesticides used shall not be applied for purposes of production agriculture or a state pest eradication or control program may not be applied within one-half mile of a school safety zone, as defined in subdivision (e) , within 24 hours of when children are or will be present .~~

(c) For all other pesticides not included in subdivision (b), those ~~pesticides may not be applied~~

(c) *No pesticide shall be applied for purposes of production agriculture or a state pest eradication or control program within one-quarter mile of a school safety zone, as defined in subdivision (e) , within 24 hours of when children are or will be present .*

(d) This section does not apply to approved organic pesticides , *excluding elemental or lime sulfur,* used for production agriculture.

(e) For purposes of this section, "school safety zone" ~~is defined to include school sites and school property where school-sponsored activities are taking place and children are present, or are due to take place and children are due to be present within 24 hours of the proposed pesticide application- means a school site.~~

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

¹ As of the date of this letter, AB 1721 was in committee and it is expected that additional amendments to the language will take place as it is considered and reconsidered by the various committees. The TVWA is opposed to the bill, but strongly believes the principles articulated in the bill will eventually become State or Federal law.



Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

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The fundamental problem with the current trend of creating Dead Zones is that the agricultural users become powerless to stop invasive pests. Once an invasive pest finds sanctuary within the CV Zone, the Temecula AVA will become subject to State or Federally mandated quarantines that will prevent the free movement of fruit and will destroy the economic viability of the agricultural producers within the CV Zone. Moreover, because the vineyards/orchards will be untreatable (*depending on proximity to the school*) the CV Zone will become infected with “cancerous vineyards²” that become permanent homes to invasive pests, which will likely result in the abandonment of the vineyard and bankruptcy/closure of the impacted winery.

Within the CV Zone we already have one potential Dead Zone surrounding the St. Jean de Lestonnac School, which is adjacent to Thornton Winery. This potential Dead Zone would likely result in the destruction of vines and possible closure of Thornton Winery and cause significant economic losses to Hart Winery, Callaway Winery, Briar Rose Winery, as well as, the three planned wineries within Europa Village: Bolero Cellars, C’est La Vie, and Vienza Cellars (*see graphic*).



² Ben Drake, President of Drake Enterprises, Inc., a vineyard management company in Temecula, has analogized these Dead Zones to a cancer that cannot be treated, which will be a permanent source of infection within the CV Zone.



Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

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The estimated economic loss that would be suffered by the region's agricultural users and wineries could easily exceed ten million (\$10,000,000.00) annually when we consider the disastrous affects of quarantine (*i.e. fruit cannot be sold or moved out of the area*), the affected agriculture (vineyards/orchards) become unsustainable because crop loss cannot be controlled or mitigated, and affected wineries will be unable to create high-value "estate wines" due to the loss of estate vines.

c) Children and agricultural users should be separated through adequate "pesticide protection zones."

Over the last decade, it has become increasingly apparent to policy makers that children should be separated from agricultural users due to the necessary use of pesticides and fumigants. It is also a scientifically accepted principle that children are significantly more sensitive to the dilatory affects of such pesticides. Attached are the following additional resources for your consideration:

- ***Exhibit B - Pesticide Protection Zones: Keeping Kids Safe at School – March 2010.*** This document was created as a collaboration by California Pesticide Reform; Pesticide Watch – Education Fund; and Center for Environmental Health and discusses the inevitability of pesticide drift, children are at greater risk, establishing pesticide protection zones, and contains a table of pesticide protection zones adopted by various California counties.³
- ***Exhibit C - March 5, 2010, Letter from Karl Tupper, Staff Scientist, Pesticide Action Network North America to Ms. Veronique LaCapra, EPA.*** Mr. Tupper argues that many of the pesticides cited within his letter should require protection zones of greater than 1,000 feet, while 100 feet may be adequate for the less toxic pesticides.
- ***Exhibit D - Please also see Chapter 5 of the Report *Our Children at Risk – The 5 Worst Environmental Threats****⁴, published by The Natural Resources Defense Council describes in detail the risks pesticides pose to children.

The unique danger to children is explained in the "Our Children at Risk" Report as follows:

³ <http://www.pesticidereform.org/downloads/SchoolProtectionZones.pdf>

⁴ <http://www.nrdc.org/health/kids/ocar/chap5.asp> (note, footnotes cited in excerpt text have been renumbered below).



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Because of their higher rate of breathing, children are more highly exposed to pesticides that remain in indoor air. Compared to their parents, children living in homes with indoor air contaminated with the pesticide pentachlorophenol (PCP), were found to have close to twice as much PCP in their blood as their parents [fn. omitted]. Children also spend a lot of time closer to the ground than adults thus they are more likely to come into contact with pesticides that concentrate in this breathing zone. Children also have greater hand-to-mouth activity, increasing opportunities for direct ingestion of pesticide residues in dirt or dust.

Greater Physiological Susceptibility to Pesticides

Of principal concern is that during the first six years of life the central nervous system is still developing and is thus vulnerable to neurotoxic pesticides. And during periods of rapid growth, specifically infancy and adolescence, cells and tissues are proliferating, so that carcinogenic pesticides can have a greater impact at these stages of life.⁵

Available human and experimental animal data suggest that children are more vulnerable than adults to the neurotoxic effects of pesticides. In several cases of human poisoning by organophosphate insecticides, fatality rates were higher in children than in adults.⁶ Tests on young rats and mice demonstrate a progressive decrease in susceptibility to organophosphate insecticides with increasing age.⁷

According to the National Academy of Sciences, concern about children's exposure to pesticides is valid because "exposure to neurotoxic compounds at levels believed to be safe for adults could result in permanent loss of brain function if it occurred during the prenatal and early childhood period of brain development."⁸

The *Our Children at Risk* Report further lists the following adverse health effects posed to Children by common pesticides as follows:

- Leukemia (*up to 6 times greater risk*)
- Brain Tumors (*up to 3 to 5 times greater risk*)
- Sarcomas, Lymphomas and Wilms' Tumors (*up to 6 times greater risk*)
- Nervous System Damage (*susceptibility recognized by not quantified – research continuing*)
- Birth Defects (*greater risk for mothers living and working in agricultural areas*)
- Immune System Effects (*up to 5 times greater risk*)

⁵ National Research Council, *Pesticides in the Diets of Infants and Children*, pp. 70-76

⁶ National Research Council, *ibid.*, p. 53

⁷ National Research Council, *ibid.* pp. 52-53. U.S. Environmental Protection Agency, "Summary of Health Effects Research Program: Pesticides in the Diets of Infants and Children," July, 1995, p. 11.

⁸ National Research Council, *ibid.*, p. 61



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- Children of Color (“*Children who are African-American, Mediterranean, Middle Eastern, or Asian in ancestry are more likely than European-American children to lack an enzyme that is necessary for breaking down the pesticide naphthalene...*”)

In short, pesticides and children are not compatible and children should be kept a safe distance from habitual pesticides users, such as vineyards, orchards and wineries.

- d) Prohibiting youth facilities, such as schools, within the CV Zone is reasonable due to the unmitigatable impacts.***

Because of the increased awareness and sensitivity to the pesticides, there is little doubt that AB 1721 or a similar law will take effect in the near future and greatly curtail the ability of vineyards and wineries to remain viable within the CV Zone. As such the TVWA strongly recommends that public and private schools and other youth facilities be prohibited within the CV Zone or at the very least, located within a reasonable distance from agricultural users.

Proponents for pesticide buffer zones have argued that in some cases, a 3 mile buffer be legislated. AB 1721 would dictate a one-half mile buffer zone. Given the limited size of the CV Zone, if the County of Riverside is inclined to allow a high-impact incompatible use, such as, a school or other youth facility, we believe a reasonable buffer zone of at least 2 miles from established agricultural operations would be consistent with the CV Policy and prevent any AB 1721 “Dead Zone” from being established within the CV Zone.

2) Regulatory issues effecting alcohol producers/sellers near churches and schools

California law recognizes that alcohol producers and sellers are incompatible with Churches and schools. The California Department of Alcoholic Beverage Control has the independent authority to deny licenses to wineries, tasting rooms, wine bars, etc. if the proposed business would be too close in proximately to a Church or school. Depending upon the license type, the restrictions are as follows:

- a) Winegrowers (Type 02) - *Business and Professions Code 23358, subd. (d)* empowers the ABC to deny an application on “public welfare or morals” grounds **if the main entrance is within 200 feet of a school or church.**
- b) On Sale Retail License (i.e. Wine Bar, Bar, etc.) – *Business and Professions Code 23789* authorizes the ABC to deny an application under subdivision (a) if “within the immediate vicinity of churches and hospitals” and (b) if the applicant is **within 600 feet of schools and public play grounds or nonprofit youth facilities.**



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The legislature and courts have recognized, time and again that alcohol producers/sellers are **incompatible** with Churches and schools **on public welfare and moral grounds**, thus, the proximity of an alcohol seller to that of a church/school is an important factor in determining whether a licensed should be granted (or denied). For example:

- Reimel v. Alcoholic Beverage Control Appeals Bd. (App. 1 Dist. 1967) 62 Cal.Rptr. 778, 255 Cal.App.2d 40. [400 feet from school was within immediate vicinity – license denied]
- Schaub's, Inc. v. Department of Alcoholic Beverage Control (App. 1957) 153 Cal.App.2d 858, 315 P.2d 459 [The proximity of the licensed premises to a church may supply an adequate basis for denial of an “off-sale” liquor license as being inimical to public morals and welfare.]
- Weiss v. State Bd. of Equalization (1953) 40 Cal.2d 772, 256 P.2d 1. Although immediate proximity to a school is not a statutory ground for denial of an off-sale liquor license, as it is for denial of an on-sale liquor license, never the less, proximity of licensed premises to a school may supply an adequate basis for denial of a license as being inimical to public morals and welfare.

It is also important for the County of Riverside to realize that the Department of Alcoholic Beverage Control **reviews an application independently and is not bound by an agreement between a church and an applicant to allow a use.** Schaub's, Inc. v. Department of Alcoholic Beverage Control (App. 1957) 153 Cal.App.2d 858, 315 P.2d 459. In *Schaub's* The Department of Alcoholic Beverage Control was entitled to give consideration to applicant's claimed agreement between applicant and church located across street from applicant's premises that applicant had signed petition to grant zoning variance to church on promise of the then pastor of church that church would not object to liquor license or store which applicant planned, but such agreement, even if established, was not binding on the Department in arriving at its decision as to whether application for off-sale general liquor license should be granted to supermarket, in as much as any such agreement would be without legal significance and violative of public policy.

Likewise, because California law does not allow a County to lessen the standard to which the ABC grants licenses, any County action to lessen the standard would also be violative of public policy.

3) Compliance with Existing Policy, Zoning and Development Standards.

Existing policy and development standards are designed to protect the agricultural nature of the CV Zone. The County of Riverside has already adopted ordinances that define and allow “Special Occasion Facilities” within the CV Zone (See, *Riv. County Code* §§ 17.136.020 (*definitions*); 17.136.030(B)(4) (*uses permitted*); and 17.136.040(E) (*development standards*)).



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Aside from the “non-commercial” nature of a Church, the use and nature of a Church (*without youth facilities*) is substantially that of a Special Occasion Facility.

Unlike a typical Special Occasion Facility that provides ancillary support for the commercial operations of a winery, a Church does not and is clearly an incompatible use. Thus, in order to mitigate the impact and loss of wine-making atmosphere all other development standards articulated in Riv. County Code § 17.136.040(E) should be strictly enforced and applied to churches with the following additional requirements:

- a) **600 Foot Setback.** As discussed above, a Church “use” of land within the CV Zone principally deviates from a typical Special Occasion Facility in that the Department of Alcoholic Beverage Control may deny alcohol producer/seller’s licenses within 600 feet (or more) of the Church⁹. Thus, the TVWA recommends that if existing law is to be amended to allow Churches, it be changed to simply recognize that all Church buildings, structures and facilities be set back at least 600 feet from the property line to insure adjacent landowners are not impacted by California *Business and Professions Code 23789 (600 foot church/school buffer law)*.
- b) **Outdoor Youth Facilities Prohibited.** As discussed above, the allowance of “schools” represent a major incompatible use that cannot be mitigated. Given the susceptibility of children to pesticides and fumigants and that children attending Churches typically do so on a regular basis; outdoor youth facilities, such as playgrounds, parks, campgrounds, should also be prohibited.

4) Proposed Amendments to Statutes

Based on the foregoing discussion, we believe the following amendments to the existing code reasonably balance the intent to maintain the CV Zone as primarily agricultural, while make reasonable compromises to allow churches, temples and places of worship.

Section 17.136.010 [Intent] to be amended as follows:

The board of supervisors (“board”) finds that there is a need in the county of Riverside for a zone classification within the “Citrus Vineyard Rural Policy Area” of the Riverside County general plan that would encourage agricultural cultivation, vineyards, and wineries that would preserve the rural lifestyle, wine-making atmosphere and long term viability of wine industry where such activities are occurring and that would protect such areas

⁹ Note, the ABC retains the independent authority to review all applications for alcohol licenses and agreements between property users, such as, Churches, wineries, vineyards and even the County of Riverside are not binding.



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from incompatible uses, including but not limited to youth facilities, playgrounds, parks, and public and private schools, which could result in reduced agricultural productivity, endanger the health and safety of children, and increased urbanization within the policy area. The board also finds that churches, temples and other places of religious worship are low impact incompatible uses, that may be permitted within the Citrus Vineyard Rural Policy Area, provided such use does not reduce agricultural productivity or interfere with the licensing and operation of wineries or wine tasting rooms.

The citrus/vineyard (C/V) zone classification is intended to meet the above-referenced objectives. Limited incidental commercial uses, such as wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities, and non-commercial uses such as churches, temples and other places of religious worship shall be permitted only when they are secondary, and directly related, to the agricultural operations as defined in Section 17.136.020 of this chapter. The intent of allowing limited incidental commercial uses is to provide economic viability to the primary vineyard and winery operations.

Section 17.136.020 [Definitions] to be amended by adding the following definitions:

“Churches, temples and other places of religious worship” mean a “Special occasion facility” operated by a non-profit organization and used primarily for public assembly of a religious nature.

“Youth facilities” mean any facility, building or place primarily used by minors for education or entertainment. Youth facilities may include, but not be limited to, nurseries, preschools, elementary schools, secondary schools, playgrounds, sports fields, parks, and campgrounds.

Section 17.136.030, subd. (B)(4) [Uses permitted] to be amended as follows:

4. The following appurtenant and limited incidental commercial and non-commercial uses, only with an established on-site vineyard and a minimum gross parcel size of ten (10) acres:
 - a. Special occasion facility, including churches, temples and places of religious worship, or
 - b. Country inns, and day spas and cooking schools only, in conjunction with a country inn;

Section 17.136.040, subd. (E) [Development Standards] to be amended as follows:

- E. The following standards shall apply to all special occasion facilities in the C/V zone where a winery is not located on the same or a contiguous parcel:
 1. The minimum lot size for a special occasion facility shall be ten (10) gross acres in conjunction with on-site vineyards.
 2. Seventy-five (75) percent of the net lot area shall be planted in vineyards prior to issuance of a building permit.



David K. Huff, Deputy County Counsel
Office of County Counsel - County of Riverside

Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

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3. Buildings and structures shall be designed in a "rural" or "wine country" theme.
4. The minimum front, side and rear yard requirement shall be six hundred feet for churches, temples and other places of religious worship. The minimum front, side and rear yard requirements shall be one hundred (100) feet; except when the site is located next to Rancho California Road, Monte De Oro Road, Anza Road, Pauba Road, De Portola Road, Buck Road, Borel Road, or Butterfield Stage Road, the minimum front yard requirement shall be three hundred (300) feet.
5. Maximum height for special occasion facilities shall be thirty (30) feet on a single level building pad and forty (40) feet on a terraced building pad, when the tallest elevation is measured from the lowest finished floor level.
6. Loading, trash, and service areas shall be screened by structures or landscaping and shall also be located and designed in such a manner as to minimize noise and odor issues to adjacent properties.
7. Automobile parking spaces shall be provided as required by section 18.12 and shall be consistent with the rural standards of the "Citrus Vineyard Rural Policy Area" of the Riverside County General Plan.
8. Outside storage areas and the material therein shall be screened with structures or landscaping.
9. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of thirteen hundred twenty (1,320) feet.
10. Outdoor youth facilities and schools shall be prohibited. Any building or facility intended to be used as an indoor youth facility shall be equipped with ventilation and filtration equipment sufficient to prevent children from being exposed to pesticides and herbicides used by agricultural users within a two mile radius of the youth facility. Nothing contained herein will prohibit the operation of a "Sunday school" or similar school intended to provide religious instruction to children on a weekly basis, provided that such instruction at the indoor youth facility does not exceed four (4) hours per week.

If you have any questions or would like to discuss this matter further, do not hesitate to contact me at your earliest opportunity.

Sincerely,



Michael W. Newcomb
Attorney at Law

Enclosure
cc: Client



EXHIBIT A

*Email dated April 7, 2010 from Michele Tracey, Agricultural Standards Investigator IV,
Riverside County Agricultural Commissioner's Office*

EMAIL: Pesticide Buffer Zones Around Sensitive Sites (such as schools)

From: AgHemet <AgHemet@RIVCOAG.ORG>

Date: April 7, 2010 8:58:39 AM PDT

To: "benrdrake@gmail.com" <benrdrake@gmail.com>

1

To: Ben Drake
Drake Enterprises

From: Michele Tracy
Agricultural Standards Investigator IV
Riverside County Agricultural Commissioner's Office

Re: Pesticide buffer zones around sensitive sites (such as schools)

Background –

The county Agricultural Commissioners, by law, may set site specific conditions regulating the use of pesticides on agricultural crops where those crops are adjacent to “sensitive areas” such as schools, hospitals, daycare facilities, high density housing, wildlife and endangered species areas, and aquatic areas. The state has determined that the county Agricultural Commissioners are best suited to this task due their knowledge of the crop and pesticide use history, local weather conditions and other factors that might require special management of pesticide use for a given site, which would be unnecessary and/or impractical for other crops or properties within that county. The Department of Pesticide Regulation for California sets pesticide use buffers and/or other conditions only if required to under Federal Law (Clean Air Act etc) or when certain pesticides used under specific conditions have a history of causing a problem state and/or area wide. The state will then issue “suggested” permit conditions for guidance to the Ag. Commissioners that may be issuing permits, or will call for the pesticide’s registrants to change the products formulation or (most likely) product labeling to mitigate the problem.

All aspects of pesticide use in California are regulated under the California Food and Agricultural Code - Division 6, the California Code of Regulations; Title 3-Food and Agriculture - Division 6 “pesticides and pest control operations” (disinfectants, antimicrobials are Title 8). Also parts of Health and Safety Code, Labor Code and Business and Professions Code (field workers & structural pest control).

The Agricultural Commissioners are the local enforcers of the state pesticide use laws and regulation. The California Department of Pesticide Regulation oversees the County Agricultural Commissioners and is the main enforcement for pesticide registration, distribution, residue etc., state wide.

The Agricultural Commissioners can issue site specific conditions for the use of California Restricted Use Pesticides through the Restricted Materials Use Permit system, which has been deemed, under case law, to meet the requirements of the California Environmental Quality Act. With grower cooperation, these site specific conditions may also apply to Federal Restricted Use Pesticides and non – restricted use products.

Some pesticide product labels will have their own use limitations and/or buffer zone requirements near sensitive areas.

The Agricultural Commissioners may set pesticide use conditions based on potential for; damage to adjacent crops, worker safety, actual health risk and “perceived risk” (the potential to generate complaints).

Pesticide use restrictions may differ from county to county and from site to site based on history and the knowledge of Ag Commissioner’s Office Pesticide Use Enforcement personnel.

In Riverside County there are huge differences in geography, population, weather patterns, cropping history etc., due to its sheer size. We have four districts that roughly coincide with population and or geography with approximately 2/3 of the county being desert and/or very low population with Coachella and Palo Verde Valleys very heavily farmed.

EMAIL: Pesticide Buffer Zones Around Sensitive Sites (such as schools)

The San Jacinto District has the densist combination of population and agricultural areas along with livestock and poultry production of the county. The San Jacinto District also includes the Temecula area. We have some "standard" permit/pesticide use conditions for certain areas, sites or pesticide products that we have found over the years, have prevented crop damage and/or complaints due to real or perceived hazards of pesticide applications. Very few are required by regulation or by the product labeling but all have the "force of law" (FAC 12973) if required on a restricted use pesticide permit.

In order of importance they are:

1. CRR section 6600 (Basic regulations for anyone applying pesticides for any purpose-includes home owners). "General standards of care" and 6614 – "Protection of persons, animals, and property" You may not get your pesticides on anyone else or their stuff. Will not be written out but is the implication whenever someone buys and/or applies any pesticide. Next would be product label restrictions
2. General buffers – "do not make applications within 150 ft (ground rig) of occupied residences or businesses or within 300 ft (aircraft)" * unless occupants are contacted and given permission to apply closer.
3. School conditions – "no foliar applications allowed within ¼ mile of a school in session (groundrig) or within ½ mile if aircraft application" * applications are allowed before/after and during weekends, holidays and vacations. "In session"- means regularly scheduled class times. May also be required if large high profile public event is scheduled for a weekend (rare). Again #1 always applies.
4. Application buffers for field workers on adjacent properties, state required buffer zones for some types of field fumigations, buffers and/or notification requirements for applications near large constructions/road projects, endangered species habitat buffers and some individual or site notification requirements may be stated on the permit/operator identification. *Notifications are only required if requested by the party and do not stop the application from being done.

We also have some conditions/buffer zones to protect certain crops from damage to some herbicide and/or other pesticides from harming bees (these are usually on the labels)

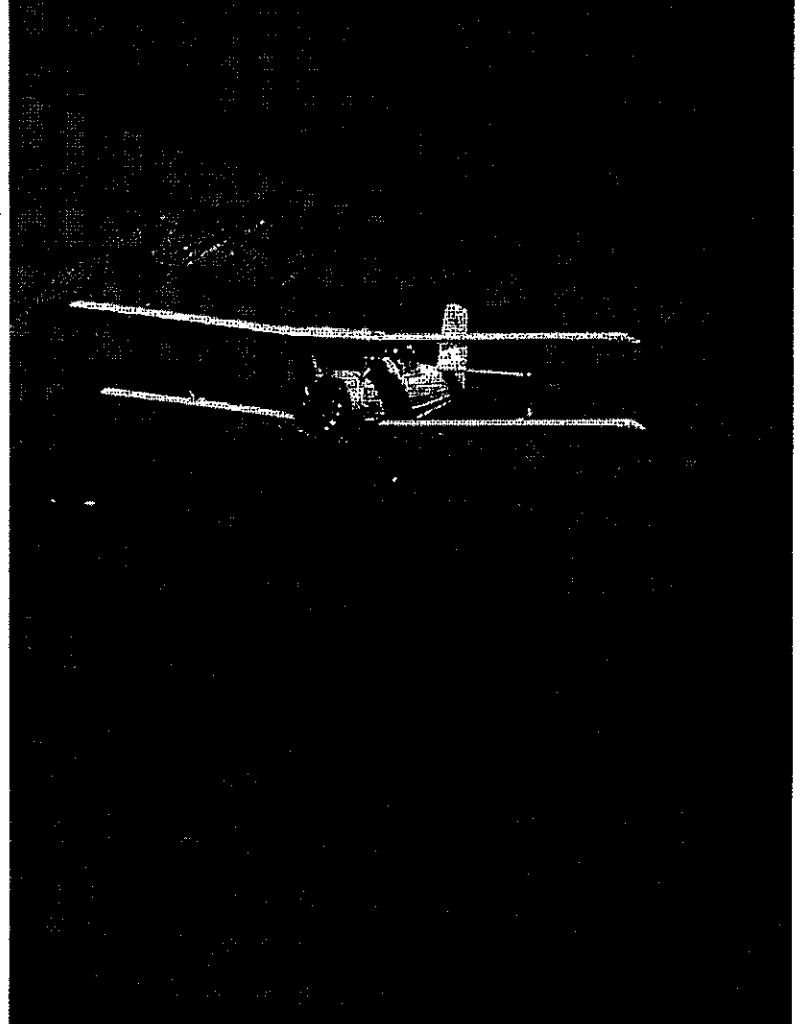
Other sensitive sites – hospitals, churches etc are rarely immediately adjacent to agricultural crops and we have not (in this district) required permits, for those crops, to have special conditions or buffers (except for field fumigations).

Some pesticide have odor issues in which case they may not be allowed in certain areas or may require odor control agents in other less sensitive areas. Some types of applications (aircraft, dust applications) may be prohibited due to field size, location and/or weather conditions that cause drift /odor problems that cannot be controlled by the applicator (sulfur dust). Once again any restrictions are made on a case by case basis and are site specific.

School sites and/or applications within eye sight of schools have, historically, generated the most complaints and hardships for growers.

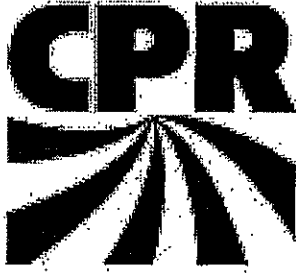
EXHIBIT B

Pesticide Protection Zones: Keeping Kids Safe at School – March 2010

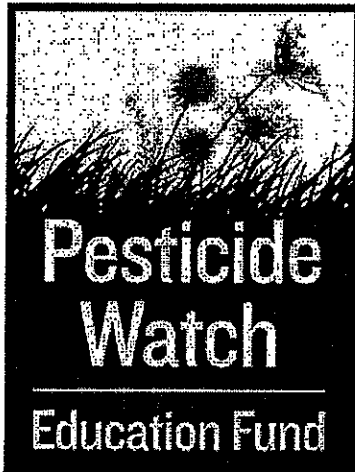


Pesticide Protection Zones: Keeping Kids Safe at School

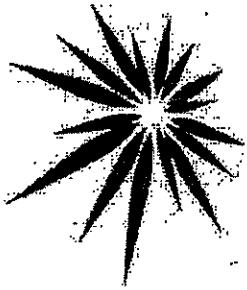
March 2010



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Executive Summary

More than 150 million pounds of agricultural pesticides are used every year in California. As chemicals that are designed to kill or damage living things, pesticides pose a variety of health hazards. Almost 20 percent of the agricultural pesticides used in California are known to cause cancer, almost 10 percent are known to damage our nervous systems, and more than 10 percent are known to cause reproductive harm.

The movement of pesticides through the air away from where they are applied is called **pesticide drift**, and with 90 percent of pesticides used in the state prone to moving away from where they are applied, it is a virtually inevitable consequence of pesticide use. In rural agricultural areas of California, pesticides are routinely applied near schools. In Tulare County, for example, 49 percent of schools are within one-quarter (¼) mile of agricultural fields. The proximity of schools to pesticide use that puts children at risk of exposure to airborne pesticides is an endemic problem throughout California's agricultural areas. In addition to drift from fields, widespread state and county pesticide spraying targeted at invasive species (e.g. light brown apple moth) can result in drift onto schools and other sensitive sites.

Children are particularly vulnerable to the adverse health effects of pesticide exposure because of their size, their rapidly growing bodies, and the special ways they interact with their environment (such as playing on the ground and putting their hands in their mouths), meaning that their exposure to pesticides is relatively much greater than for adults. Children require special protection from pesticides because of the increased risk to their developing bodies posed by pesticide exposure.

In nearly one-quarter of California's top agricultural producing counties, crops are better protected than schoolchildren

For this reason, several California counties have set up limited "protection zones" around schools that restrict the uses of some pesticides. However, the current protection zones are inadequate for two reasons: 1) existing school protection zones usually apply only to specific pesticides under special circumstances and do not include the majority of the most hazardous pesticides, such as carcinogens, neurotoxins, and hormone disruptors; and 2) existing school protection zones are not consistent across the state.

This report analyzes current requirements for protection zones around schools in California's 25 largest agricultural-production counties. It shows that many counties do not have any school protection zones, and in places where they do exist, they are often far smaller than those established to protect agricultural activities – crops and pollinating bees – from pesticide drift.

As a result, in many California counties, crops are better protected from hazardous pesticides than children.

Recommendations

In order to protect children's health from the dangers of pesticide drift, decision-makers should take the following steps:

- 1. Require protection zones around schools where pesticides cannot be applied.** These protection zones should be *comprehensive* (applying to all pesticides at all times), *consistent* across all counties in the state, and *health-protective*.
- 2. Transition to sustainable agriculture and pest management practices.** Federal, state and local governments need to provide farmers with incentives to transition to organic and sustainable pest management practices
- 3. Phase-out the most dangerous pesticides,** including those that cause cancer, reproductive harm, or damage the nervous system.

1. Introduction: Pesticide Drift Is Inevitable

Agricultural pesticides applied to crops and agricultural fields unfortunately often move from their intended targets and expose people in their homes, schools, parks and offices. Pets, wildlife, native plants, and other crops are also exposed to these chemicals designed to kill living organisms.

This unwanted movement of pesticides through the air away from the intended target is called "pesticide drift." The California Department of Pesticide Regulation admits that "some off-site movement occurs with every [pesticide] application" and "drift into surrounding air is expected with all pesticide applications."

"Drift into surrounding air is expected with all pesticide applications."

- California Department of Pesticide Regulation

Although it is illegal to expose people to drifting pesticides, government agencies admit that drift is inevitable. And when pesticides drift, exposure becomes inevitable.

Children need protection from pesticide drift and exposure at school where they spend many hours per week for much of the year. Ensuring space between pesticide applications and schools by creating areas in which pesticides may not be used is a strategy that government agencies and researchers have recognized to be effective.

Agricultural Pesticides are Applied Dangerously Close to Schools

Many schools in California's rural agricultural areas are surrounded by fields where pesticides are used heavily. In Tulare County, which has the third highest pesticide use of all California counties in 2008, 49 percent of schools are within ¼ mile of agricultural fields.

In 2008, Humboldt State University researchers worked with community residents in Monterey and Tulare Counties to analyze agricultural pesticide use near communities. They documented intensive pesticide use next to schools.

One example is the town of Cutler-Orosi in Tulare County. *Figure 1* shows that the town's schools (represented by the blue circles) are all located within ¼ mile of agricultural pesticide use.

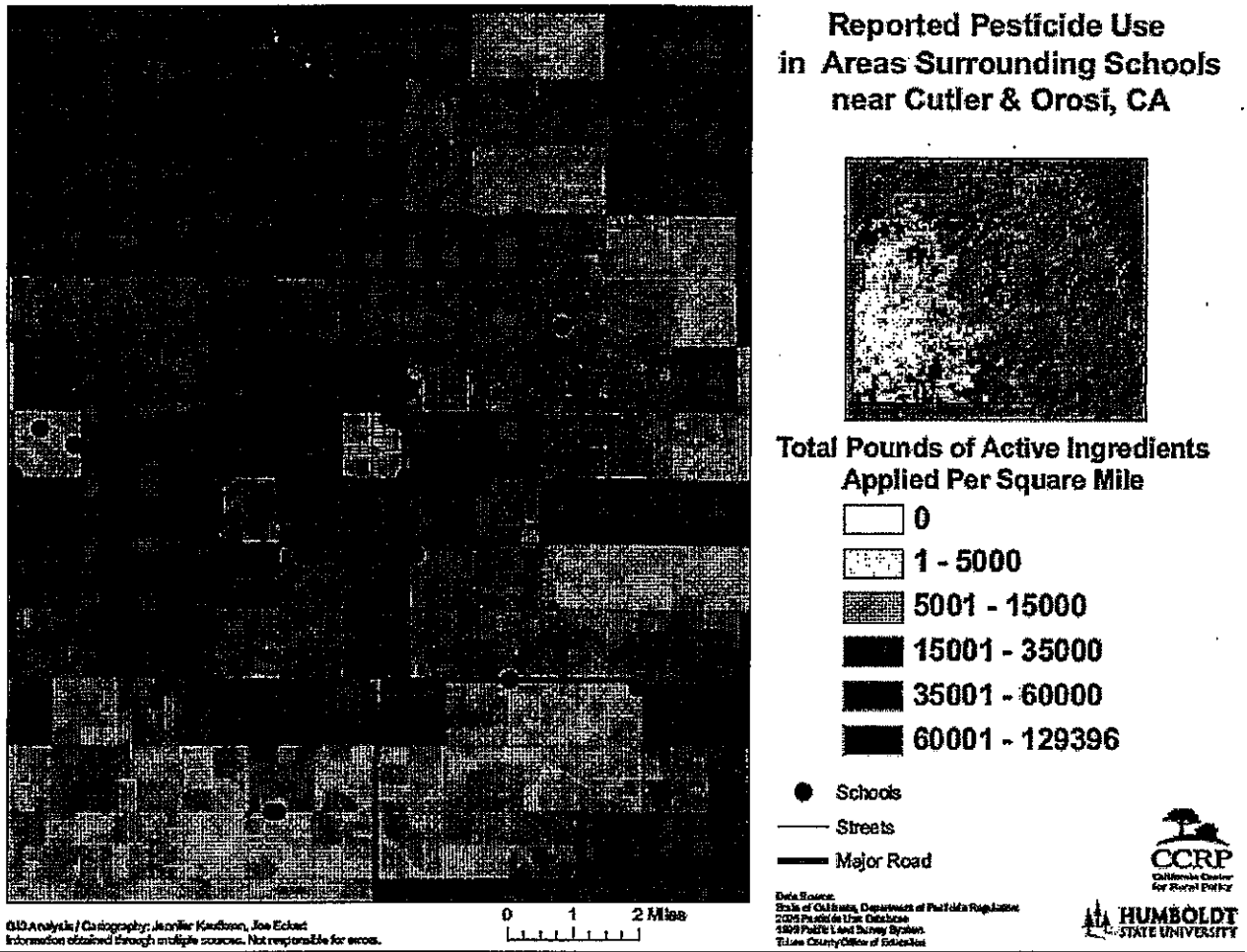


Figure 1: Location of Schools in Cutler-Orosi, Tulare County, and Surrounding Pesticide Use

2. Children Are at Greater Risk from Pesticide Exposure

Children need and deserve special protections from hazards, including pesticides. Scientists and doctors have documented that children are not just “little adults” when it comes to the way that their health can be impacted from pesticides. Because children breathe more, pound for pound, than adults, children’s exposure to toxic chemicals in the air is greater.

The U.S. Environmental Protection Agency writes that “children’s internal organs are still developing and maturing and their enzymatic, metabolic, and immune systems may provide less natural protection than those of an adult. There are ‘critical periods’ in human development when exposure to a toxin can permanently alter the way an individual’s biological system operates.”

Pesticides pose a greater health risk for children than adults because their bodies and brains are still developing. Exposure to pesticides during periods of development may have permanent, irreversible effects.

A study on exposure from pesticide conducted by scientists at the University of Washington tested pesticide levels in air, on children’s hands, toys, playground equipment, and in children’s bodies (as measured by breakdown products in the children’s urine) before and after a pesticide application to a nearby potato field. The study showed that after the application, concentrations of the pesticide increased in outside air, on children’s hands, on outdoor toys and playground equipment, and in the children’s bodies. The children were exposed to the pesticide even though, since it was a hot summer day, they had spent the majority of their time indoors in air-conditioned houses.

Pesticides persist in the environment and can continue to expose children for a significant period of time after they are applied. According to toxicologists from the University of California at Davis, Cornell University, Oregon State University, University of Idaho, and Michigan State University, “Most pesticides used today last from a few days to a few months.”

In 2005 the National Institute for Occupational Safety and Health (NIOSH) sponsored a national study that documented almost 2,000 illness incidents caused by pesticide exposure at school during from 1998 to 2002. In California, NIOSH identified ~~more than~~ 250 incidents, more than 50 of which were caused by drift from neighboring agricultural pesticide applications. Since many pesticide illnesses are not reported, this number is only the tip of the iceberg.

“Establish and enforce ...[pesticide] buffer zones around schools.”

- Recommendation from the National Institute for Occupational Safety and Health

The authors of this study made a series of recommendations to reduce pesticide exposures at schools. One of the recommendations is to “establish and enforce nonspray buffer zones around schools.”

3. School Pesticide Protection Zones in California

State and County Agencies Don't Exercise Authority to Protect Schoolchildren from Pesticides

In California, County Agricultural Commissioners have the authority to protect schoolchildren from pesticide exposure, but in most counties commissioners have not established consistent, comprehensive protection zones around schools.

In 2002, the California Legislature recognized the need for school protection zones by passing AB 947 (Jackson), a law giving County Agricultural Commissioners the authority to limit or ban the use of any pesticide within ¼ mile of schools. This bill was passed, after a serious pesticide drift emergency around the Mound Elementary School in Ventura County, so that County Agricultural Commissioners could protect children in school.

However, because of the resistance of powerful local agricultural interests, no County Agricultural Commissioner tried to use the authority granted under this law until December 2009 in Kern County. In that case, a proposal to stop use of all pesticides within ¼ mile of schools was rebuffed by the California Department of Pesticide Regulation, resulting in much more limited and less health-protective rules in that county.

Despite the clear intent of AB947 to protect schoolchildren from pesticide drift, the law has not resulted in consistent, comprehensive local protection zones.

In Nearly One-quarter of California's Top Agricultural Producing Counties, Crops are Better Protected than Schoolchildren

The authors of this report analyzed existing school pesticide protection zones for the 25 California counties with the highest-value agricultural production (i.e., counties with more than \$350 million in agricultural production).

Findings include:

- **Seventeen of the 25 counties have no or only time-limited protection zones around schools.** Eleven of the 25 counties have no protection zones around schools. In six of the counties that do protect schools, protections apply only when school is in session.
- **In six of the 25 counties, crops have larger protection zones than school children.**

- **While fourteen counties require some pesticide protection zones around schools, all but one of these zones are limited to specific pesticides or specific application methods (see table beginning on the next page). Some protection zones are as small as 100 feet..**
- **Eleven of the 25 counties have protection zones for crops and/or bees. These vary in size but can be as much as 4.5 miles.**

Overall, we found that the rules regarding pesticide protection zones at the county level can be difficult to obtain. In Monterey, Imperial and Glenn Counties, the County Agricultural Commissioner offices never responded to repeated phone call and email records requests. In addition, sometimes multiple calls and emails to County Agricultural Commissioner offices produced different answers depending on which staff person answered.

It is clear that the patchwork of different rules regarding pesticide use near schools makes it difficult for parents and other residents to understand how well children are protected. Inconsistencies can also create difficulty in planning for farmers, pesticide applicators, and enforcement agencies.

At the same time, the existence of these protective buffers shows that the concept has been successfully applied in many counties. California's children who live in rural agricultural areas deserve even better protection than crops from pesticide drift.

Table 1: Comparison of Pesticide Protection Zones in Top 25 Largest Agricultural Production Counties

County	Schools		Crops / Bees	
	Size of Protection Zone	Pesticides Regulated	Size of Protection Zone	Pesticides Regulated
Fresno	1/8 mile	All pesticides while school is in session	None	
Tulare	1/2 mile	All aerial applications of restricted use pesticides while school is in session	Bees: 1/2 mile	Bees: 3 insecticides when bees are pollinating
Kern	1/4 mile	All restricted use pesticides when children are present	Bees: 1/2 mile	Bees: 3 insecticides when bees are pollinating, including almond orchards
Monterey*				
Merced	100 feet	1 fumigant	Crops: 1/2 mile upwind, 1/4 mile downwind Bees: 2 miles	Crops: 5 herbicides between October and March Bees: 1 insecticide when flowers are blooming
Stanislaus	1/8-1/2 mile	All restricted use pesticides when children are present 2 defoliant, 1 herbicide/defoliant have special requirements	Crops: 1/2 mile	Crops: 2 defoliant, 1 herbicide/defoliant when crops are in a susceptible stage, including fruit and nut crops
San Joaquin	None		None	
Kings	1/8-1/2 mile	All restricted use pesticides; 2 defoliant, 1 herbicide/defoliant have special requirements	Crops: 1/8-2 miles	Crops: All dust applications with residues 5 herbicides near susceptible crops
Imperial*				
Ventura	None		Crops: 100-200 feet	Crops: 1 fumigant
San Diego	None		None	
Madera	None		None	

County	Schools		Crops / Bees	
	Size of Protection Zone	Pesticides Regulated	Size of Protection Zone	Pesticides Regulated
Riverside	250 feet - 1/2 mile	certain defoliant and herbicides; 1 fumigant when school is in session or events scheduled	Crops: 100 feet - 1/2 mile	Crops: Restricted herbicides and defoliant, special requirements for 1 defoliant and for lemons and lettuce.
Santa Barbara	250 feet - 1/2 mile	All restricted use pesticides; special requirements for one fumigant	None	
Colusa	Variable - up to 2 miles	Aerial applications	Variable - up to 4-5 miles	Crops: aerial applications plus special requirements for certain pesticides and certain crops, including walnuts, peaches, and cereal crops
San Luis Obispo	500 feet (ground) / 1/2 mile (air)	All restricted use	Crops: 1/2 mile	Crops: certain herbicides; special requirements for vineyards
Sonoma	250 feet	1 fumigant	None	
Butte	None		None	
Glenn*				
San Bernardino	None		None	
Yolo	1/8 - 1/2 mile	All restricted materials; special conditions for 1 herbicide/defoliant, 2 defoliant	Crops: 100 feet - 1/2 mile	Crops: 4 herbicides; special requirements for grapes and pistachios
Sutter	1/2 mile	All restricted use when school is in session	Crops: 1/2 - 2 miles	Crops: aerial applications of 1 herbicide
Santa Cruz	None		None	
Napa	100 feet	1 fumigant	None	
Sacramento	None		None	

* County Agricultural Commissioner offices failed to provide requested information

4. Strong Regulations are Needed to Protect Children from Airborne Pesticide Drift

Adopting the following recommendations will help protect schoolchildren from the dangers of pesticide drift:

1. Require school protection zones

California needs strong protection zone laws that give equal protection to all schoolchildren from all pesticide applications. These laws should be:

- ✓ **Comprehensive:** Protection zones should prevent use of all pesticides near schools at all times.
- ✓ **Consistent:** All children deserve equal protection, no matter what county they live in. Standardizing school pesticide protection zones rules across the state would make it clear to all parents, teachers and students how children are being protected. It would also provide a level-playing field for all growers across the state.
- ✓ **Health-protective:** Schoolchildren deserve at least as strong protections from pesticides as crops. Protection zones need to be large enough to protect children from being exposed to pesticide drift.

2. Transition to sustainable agriculture and pest management practices

Organic agriculture has grown exponentially during the past few decades and provides farmers with ample yields and good incomes without the use of dangerous pesticides. Organic farmers provide California families with healthy, nutritious food, and organic farmers are good neighbors to our homes and schools. Our federal, state and local governments need to provide farmers with incentives to transition to organic and sustainable pest management practices.

3. Phase-out the most dangerous pesticides

Eliminating the use of the worst pesticides — such as those with clearly documented ability to cause cancer, reproductive harm, or damage the nervous system — would be an important step toward not only making children safer from toxic exposure at school but at home and through the food they eat.

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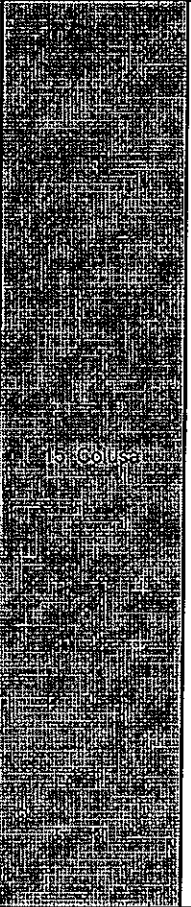
Appendix

Table 2: Detailed Pesticide Protection Zones for Schools, Crops and Bees in the Top 25 Largest Agricultural Production Counties

County	School Protection Zones	Crop Protection Zones
Fresno	<p>Fresno County Department of Agriculture Pesticide Permit Conditions for Applications of Pesticides Adjacent to School Grounds</p> <ol style="list-style-type: none"> 1. No pesticide application(s) to occur within 1/8 mile, while school is in session or while grounds are occupied. 2. No pesticide, with a worker re-entry interval greater than 48-hours shall be applied within 1/8 mile of a school during regular and summer school sessions. 	None
Tulare	<p>Tulare County Permit Conditions 2010</p> <p>1. Restricted Use Pesticides Aerial Applications and Schools: No aerial applications of Restricted Use Pesticides shall be applied within ¼ mile of a school in session.</p>	<p>Tulare County Permit Conditions 2010</p> <ol style="list-style-type: none"> 1. Restricted Use Pesticides Aerial Applications and Schools: 2. Applications of PennCap-M, Sevin and Furadan shall not be made within 1 mile of pollinating bees, except when there are no blooming plants (including weeds and cover crops) in the treatment area.
Kern	<p>Kern County General Permit Conditions</p> <p>II. School Buffer Zones and Restrictions</p> <ol style="list-style-type: none"> a. No applications of Restricted Materials are to be made within ¼ mile of a school in session or during school sponsored activities when children are present. b. No restricted material may be applied at a school site while school is in session or during school sponsored activities when children are present. 	<p>Kern County General Permit Conditions</p> <p>V. Almond – Bee Protection Policy: Because of the necessity for bees to pollinate almonds and the need to treat crops nearby, the following procedures will be in effect: Applications of Methyl Parathion (PennCap-M, Carbaryl Sevin and Carbofuran (Furadan) shall not be made within one mile of almond orchards that are being pollinated by bees, except when there are no blooming plants (including weed bloom) in the treatment area.</p>
Monterey	<p><i>Author's Note: unable to attain after several weeks of repeated phone calls and emails</i></p>	
Merced	<p>Permit Conditions for Using Pesticides Containing 1,3-Dichloropropene – Revised 9/02</p> <p>III. C. Buffer Zones</p> <ol style="list-style-type: none"> 1. The buffer zone shall be a minimum of 100 feet measured from the perimeter of the application block to the perimeter of sites with any occupied residences, occupied onsite employee housing, schools, convalescent homes, hospitals, or other similar sites identified by the Agricultural Commissioner. 	<p>Merced County Agricultural Commissioner's Office Policy and Permit Conditions for Bee Protection.</p> <p>B. 3. Use of Encapsulated Methyl Parathion (PennCap-M) to blooming plants.</p> <ol style="list-style-type: none"> a. Notices of intent shall not be approved for PennCap-M when bee hives are within two miles of the area to be treated except when there is no bloom in, or adjacent to, the treatment area. <p>Merced County Agricultural Commissioner's Office Permit Conditions for Phenoxo Herbicides and Other Volatile Herbicides</p> <p>2,4-D, 4,4-DB, MCPA, Dicamba, Bronate, and Other Phenoxo Herbicides</p> <ol style="list-style-type: none"> 2. The following apply to applications of the herbicides listed in the area bordered by Hwy 99 to the west of Hwy 140 to the north during the period between October 16 and March 15. <ol style="list-style-type: none"> a. No aerial applications when sensitive crops such as vegetable and truck crops, nurseries grapes, sugar beets and open greenhouse plantings, etc. are within ½ mile up-wind or one mile downwind.

County	School Protection Zones	Crop Protection Zones
Stanislaus	<p>B: General Permit Conditions The following permit conditions apply to all Stanislaus County Restricted Materials Permits except those specifically conditioned otherwise</p> <p>2. No application of Restricted Use pesticides for agricultural use shall be made within ¼ mile of a school in session or during school sponsored activities when children are present.</p> <p>G: Cotton Harvest Aids S,S,S – Tributyl phosphorotrithioate (DEF, Folex) or Paraquat (Starfire) when used as cotton harvest aids, singly or in combination, shall be used only in accordance with the following restrictions: 2. Paraquat applications shall not be made within 1/8 mile of any school or area zoned as residential where people are actually residing or other inhabited area designated by the Commissioner. 3. DEF or Folex applications shall not be made within ½ mile of any area zoned residential where people are actually residing or other inhabited residential area as designated by the Commissioner or any school in session or due to be in session in 24 hours. DEF or Folex applications shall not in any case be used within 1/8 mile of any school.</p> <p>K. Metam Sodium/Metam Potassium Section 1: The conditions in Section 1 apply to applications in all blocks. H. Applications are prohibited if a school in session is within ¼ mile of the application. Applications with schools within ¼ mile shall be completed 24 hours prior to the start of school.</p>	<p>D: Bee Policy Application of Pesticides Highly or Moderately Toxic to Bees and Materials Known to Be Harmful to Bees A. Applications of pesticides highly or moderately toxic to bees, or materials known to be harmful to bees, shall not be made on blossoming plants except under the following conditions: 1. Persons performing pest control notifies beekeepers, after inquiring of the Commissioner for those beekeepers who have previously requested notification of such operation, within one mile of such property.</p> <p>G: Cotton Harvest Aids S,S,S – Tributyl phosphorotrithioate (DEF, Folex) or Paraquat (Starfire) when used as cotton harvest aids, singly or in combination, shall be used only in accordance with the following restrictions: 4. DEF, Folex, and paraquat shall not be applied within ½ mile of any commercial or other vegetable crop in growth stages susceptible to damage unless favorable weather conditions exist and approval is given by the Commissioner. Additionally, an adequate buffer zone shall be used when applying these materials adjacent to other susceptible crops such as sugar beets and fruit and nut crops.</p>
San Joaquin	None	None
Kings	<p>General Conditions Aerial Applications No aerial applications of restricted materials are to be made within ¼ mile of the following: 3. A school in session or due to be in session</p> <p>Cotton Defoliation DEF, Folex and paraquat when used as cotton harvest aids, singly or in combination, shall be used only in accordance with the following restrictions: 1. Applications of DEF, Folex and paraquat (Gramoxone) shall not in any case be made within 1/8 mil of any school. 2. Ground applications of paraquat (Gramoxone) shall not be made within 1/8 mile of any school, or any area zoned as residential where people are actually residing, or other inhabited areas designated by the Commissioner. Aerial applications of paraquat (Gramoxone) shall not be made within ¼ mile of any area listed above. 3. Applications of DEF or Folex shall not be made within ½ mile of any area zoned as residential where people are actually residing, or other inhabited areas as designated by the commissioner. Applications of DEF or Folex shall not be made within ½ mile of any school in session or due to be in session in 24 hours.</p>	<p>General Conditions Dust applications Dust applications by air shall not be applied within 1/2 mile of crops where there is a residue problem and not within 1/4 mile for ground rig</p> <p>Phenoxy Herbicides 2,4-D; 2,4-DB; MCPA, Weedar, Dicamba (Banvel) 4) No air applications shall be made within 1/4th mile of a susceptible crop, nor within 1/8th mile by ground application on property belonging to any person other than the owner of the property to be treated. Susceptible crops include, but are not limited to, Sugarbeets, tomatoes, grapevines, or deciduous treefruit with evidence of budbreak, and newly planted alfalfa. 6) No applications shall be made within 2 miles of any commercial grape vineyard after bud break. Exception: Dicamba</p>

County	School Protection Zones	Crop Protection Zones
9. Imperial	<i>Author's Note: unable to attain after several weeks of repeated phone calls and emails</i>	
10. Ventura	<p>SCHOOLS</p> <p>a. If California Restricted Materials are to be applied within 1/4 mile of a school, the permittee must first contact the school and find out what activity, if any is taking place on the proposed date and include this information in the NOI. This is not necessary for Aluminum Phosphide applied underground for controlling vertebrate pests.</p> <p>b. When farming adjacent to a school, follow recommendations contained in the Publication, "Farming Near Schools, A Community-based Approach to Protecting Children" published by the Ag Futures Alliance and available at www.agfuturesalliance.org.</p>	For all other 1, 3-D application methods, a 300-foot buffer must be maintained between the treated field and any occupied structure. If the field is to be planted in a perennial crop such as fruit trees and not fumigated again for at least three years, the buffer zone shall be 100 ft.
11. San Diego	<p>A site-specific permit is required prior to use on areas designated as an agricultural use (i.e. parks, cemeteries, golf course, right-of-ways, etc) and sensitive non-agricultural use (i.e. schools, day care centers, hospitals, and other similar sites).</p> <p>AIR SPRAY - Do not apply pesticides within _____ feet of sensitive sites i.e. Schools, dwellings, hospitals, recreational areas, livestock enclosures, and other similar areas.</p>	None
12. Malibu	None	None
13. Riverside	<p>PVTS - 07 Riverside County Conditions For the Use of Pesticides in the Palo Verde Valley District</p> <p>4. DEF, Folex or Paraquat when used as cotton harvest aids, singly or in combination, shall be used only in accordance with the following conditions:</p> <p>a. Paraquat applications shall not be made within 1/8 mile of any school or any designated residential area.</p> <p>b. DEF or Folex applications shall not be made within 1/2 mile of any school or any designated residential area.</p> <p>5. During school hours & any school activities, no applications shall be made with one mile of any school</p> <p><i>Author's Note: ("with" is not a typo on our part)</i></p> <p>2,4-D/Phenoxy Restricted Material Permit Conditions</p> <p>3. Buffers exist around all sensitive areas. Minimum buffer zones for sensitive areas such as: schools in session 1/4 mile (ground and air). Unoccupied schools 250 ft by ground and 500 ft by air.</p> <p>Permit Conditions for Metam Sodium/Metam Potassium All Application Methods</p> <p>Applications Adjacent to Schools: With the exception of drip irrigation, all Metam Sodium/Metam Potassium applications within one half mile (1/2) of a school in session or a planned event are prohibited. This also includes the post-application monitoring period.</p>	<p>PVTS - 07 Riverside County Conditions For the Use of Pesticides in the Palo Verde Valley District</p> <p>1. No aerial application of a restricted herbicide/defoliant shall be made if susceptible crop is within 1/4 mile of the application</p> <p>6. Application of Thidiazuron (Dropp, Ginstar) is prohibited by air within 1/2 mile of lettuce. Do not apply Thidiazuron by ground equipment within 100 feet of lettuce. Do not apply Thidiazuron drift towards lettuce at any distance.</p> <p>2,4-D/Phenoxy Restricted Material Permit Conditions</p> <p>3. Buffers exist around all sensitive areas. Minimum buffer zones for sensitive areas such as: greenhouses, fruit orchards, citrus groves, and vegetable fields 250 ft by ground and 500 ft by air</p> <p>Hydrogen Cyanamide Permit Conditions Reason for Conditions: Lemons are Highly Susceptible to Damage from Dormex Exposure</p> <p>B. Sensitive Sites</p> <p>2. A site specific "buffer zone" of 1/16 mile (330 feet), is established between the actual application and the nearest "applicable" lemon trees. No application of Dormex shall take place within 1/16 mile buffer zone.</p>

County	School Protection Zones	Crop Protection Zones
	<p>School Protection Zones</p> <p>General permit conditions Do no apply restricted use pesticides by ground within 500 feet by air within 750 feet of a school property line while school is in session. Do not apply restricted pesticides by air, within 200 feet of a school property line at any time. School session shall be those times when students are not attending scheduled classes. "By ground" includes application through an irrigation system.</p> <p>Chloropicrin, Telone EC, Pic_Chlor 60 EC, and Inline The buffer zone around an occupied structure shall be 100' except for schools which shall have a 500' buffer zone measured from the property line</p> <p>Metam sodium Buffer zones to occupied structures are listed under the application method. Buffer zones to schools are measured from the edge of the fumigated block to the school property line and shall be 500 feet, except for sprinkler applications which shall have a 1 mile buffer zone.</p>	
	<p>Refer to Colusa County Clincher Air Zone 2010 Map → Aerial buffer zone regulation of approximately 1 mile from the center of the city of Maxwell → Aerial buffer zone regulation of approximately 2 miles for the city of Princeton → Aerial buffer zone regulation of approximately 5 miles for the Sacramento River</p> <p>Refer to 2010 Regiment Buffer Zone Princeton Area Colusa County Map → Aerial buffer zone regulation of approximately 2.5 miles for the city of Princeton</p> <p><i>Author's Note: The above distances reflect measurements calculated on a satellite map compared to maps provided by the County Agricultural Commissioner's Office.</i></p>	<p>2010 Restricted Material Permit Conditions (6) no applications to orchard or non-crop areas shall be made within 1/2 mile of cotton, grape or pistachio plantings.</p> <p>Colusa County 2010 Regiment Permit Conditions Aerial Application: (2) Applications shall not be made within one-half (1/2) mile of any walnut orchards; except under written waiver approval by the Agricultural Commissioner and grower involved. Applications shall have wind away one-half (1/2) to one (1) mile from walnut orchards. (3) Applications must take place with a minimum wind speed of at least 2 mph and not more than 8 mph as measured at a height of four feet above the ground. If sensitive crops or plants are more than 1 mile and are downwind, extreme caution must be used under all conditions.</p> <p>Colusa County Department of Agriculture 2010 Clincher CA Permit Conditions Ground Application: The following distance restrictions are required between sensitive crops and rice fields to be treated with Clincher CA: → within 660 feet of peaches and nectarines- no application → At least 660 feet away from, and up to, 1320 feet of peaches and nectarines- apply with wind away. → More than 1320 feet away from peaches and nectarines-no wind directional restrictions → within 50 feet of non-target cereal and grass crops such as corn, sugar cane, sudangrass, sorghum, grass grown for seed, and sod farms- no application</p> <p>Maps identified in the schools column also apply.</p>

County	School Protection Zones	Crop Protection Zones
16. San Luis Obispo	<p>Restricted Materials Permit Conditions Numbers 1-7 #3A. Restricted material applications adjacent to schools and licensed day care facilities. No restricted material shall be applied within ½ mile by air, or 500 feet by ground, of a school while children are present. This prohibition is for applications using equipment to spray or dust the restricted material.</p>	<p>Phenoxy and Certain Other Herbicide Applications Following Vineyard Regions:</p> <p>3. After vineyard budbreak:</p> <p>A. No ground applications within one-half mile of a vineyard (except hand-pump granular)</p> <p>C. Amines allowed by power sprayers with a handwand if more than one-half mile from vineyards, with air flow away from nearest vineyard. <i>Author's Note: very specific language</i></p> <p>Phenoxy and Certain Other Herbicide Applications Near Susceptible Crops Other than Grapes</p> <p>1. Application by ground.</p> <p>A. Use of amine formulations within ½ mile of susceptible crops will be approved on a case-by-case basis, and may be allowed under the following conditions: <i>Author's Note: Very specific language</i></p>
17. Sonoma	<p>Aluminum phosphide: no applications within 250 of occupied structures, and only on school holidays or when school not in session</p>	
18. Butte	None	None
19. Glenn	<p><i>Author's Note: unable to attain after several weeks of repeated phone calls and emails</i></p>	
20. San Bernardino	<p>The School Protection Act Restrictions on Timing</p> <p>No pesticide bearing the word "DANGER-POISON" shall not be applied within one hour of the opening of a school or within two hours of closing.</p>	

County	School Protection Zones	Crop Protection Zones
21 - Yolo	<p>Yolo County Condition #1 Conditions covering the Use of Restricted Materials in the Proximity of Environmentally Sensitive Areas</p> <p>2. Schools – Applications adjacent to schools are restricted as follows:</p> <p>(a) Ground applications – No application shall be made within a quarter mile (1/4) of any school while that school is in session without the express permission of the Commissioner.</p> <p>(b) Aerial applications – No application shall be made within a quarter mile (1/4) of any school at any time, regardless if the school is in session or not, without the express permission of the Commissioner.</p> <p>Yolo County Condition #7 DEF, Folex and paraquat when used as cotton harvest aids shall only be used in accordance with the following restrictions:</p> <p>1. B) Paraquat applications shall not be made within one-eighth mile of any school or area zoned residential where people actually residing or other inhabited residential areas designated by the commissioner.</p> <p>C) DEF or Folex applications shall not be made within one-half mile of any area zoned as residential where people actually residing or other inhabited residential area designated by the commissioner or any school in session or due to be in session within 24 hours.</p> <p>D) DEF or Folex applications shall not in any case be made within one-eighth of a mile of any school.</p>	<p>Yolo Condition #5 Aerial Applications</p> <p>3. The following buffer distances shall be maintained between application and the noted sensitive areas:</p> <p>b. Minimum distance between the application and truck farms, certified organic crops, and commercial vegetable crops of which above-ground vegetation is desirable is ½ mile by either fixed wing aircraft or helicopter</p> <p>Yolo County Condition #5 Conditions Covering the Use of Phenoxy Herbicides and Dicamba (2,4-D, 2,4-DB, MCPA, Banvel, Etc) This condition is in addition to the regulations set forth in Section 6460 and 646 of the California Code of Regulations.</p> <p>2. No application, ground or air, shall be made within (2) two miles of any commercial cotton, grape or pistachio planting March 1 through October 15 except as allowed in item 11.</p> <p>9. During the period beginning October 16 and through February 28 the following minimum distances shall be maintained to commercial grape plantings: Air.....500feet Ground....100 feet.</p> <p>10. The following minimum distances shall be maintained year round to susceptible crops not mentioned in CCR Section 6464 (e.g. tomatoes, beans, sugarbeets, alfalfa, etc.) Air.....500 feet Ground...100 feet</p> <p>Yolo County Condition #8A Conditions Covering Dormant and Delayed Dormant Applications of Insecticides in Orchards</p> <p>1. Dormant or delayed dormant applications of insecticides which are toxic to honeybees shall not be made after January 31 until almond orchards within one mile (1) of application site are at least 10 percent in bloom. Exceptions must be authorized by the Agricultural Commissioner.</p>
22 - Sutter	<p>Permit Conditions for Pesticide Use Within ¼ Mile of Schools</p> <p>2. Make all pesticide applications closer than ¼ mile (1320 feet) only when school or daycare grounds are not in session</p> <p>3. Make all applications closer than ¼ mile (1320 feet) to schools, daycare centers, or dwellings with air movement away from school or daycare center.</p>	<p>Sutter County Propanil (#1) Conditions for Ground Application Beyond Half Mile of Prunes</p> <p>1. Ground application only within 4 miles of Prunes.</p> <p><i>Author's Note: We attempted to clarify with agricultural commissioner. Their office said it means ½ to 4 mile buffer and can't winds can't exceed 10 miles/hour</i></p>
23 - Santa Cruz	None	None
24 - Napa	<p>Napa County 1,3 – Dichloropropene (Telone) Permit Conditions</p> <p>The buffer zone shall be a minimum of 100 feet measured from the perimeter of the application block to any occupied residences, occupied onsite employee housing, schools, convalescent homes, hospitals, or other similar sites identified by the CAC.</p>	
25 - Sacramento	None	None

EXHIBIT C

March 5, 2010, Letter from Karl Tupper, Staff Scientist, Pesticide Action Network North America to Ms. Veronique LaCapra, EPA

March 5, 2010

Ms. Véronique LaCapra
Pesticide Reevaluation Division
US Environmental Protection Agency
1200 Pennsylvania Ave., NW
Mail Code 7508P
Washington, DC 20460-0001



Re: U.S. EPA PR Notice 2009-X, Pesticide Drift Labeling
Docket control number EPA-HQ-OPP-2009-0628

Dear Ms. LaCapra:

This letter and accompanying information is submitted by Pesticide Action Network North America ("PANNA") on behalf of itself and its co-petitioners United Farm Workers, Physicians for Social Responsibility, Moms Rising, Pineros y Campesinos Unidos del Noroeste, Sea Mar Community Health Center, California Rural Legal Assistance Foundation, and Farm Labor Organizing Committee. (See petition "Pesticides in the Air: Kids At Risk", filed with you on October 14, 2009.)

Enclosed with this letter is information regarding the calculation of potential minimum interim buffers for reducing children's exposures to pesticide spray drift, both from ground and aerial applications. As the enclosed calculations (using EPA's methodology) and tables demonstrate with examples of organophosphate and carbamate pesticides, the interim emergency default buffer zones requested in the Petition to Protect Children from Pesticide Drift are very minimal in size and therefore burden to growers and are based on low end modest estimates of exposure and risk. They will reduce exposure but can not be relied upon to fully protect children from drift exposure.

It further demonstrates the inadequacy of the generic label statement proposed in this PR Notice and Draft Guidance. It is clear from the enclosed information that reliance on the generic language will serve as a false comfort, continuing to put children and other innocent bystanders at significant risk for pesticide poisoning and serious long-term health effects. Therefore, the petitioners urge you to immediately review these most dangerous pesticides and others with similar risks to children and impose interim buffer zones in accordance with the enclosed information immediately, and absolutely no later than the beginning of the next crop season.

Please feel free to contact the undersigned or Petitioners' counsel should you have any questions. Thank for you for your immediate consideration of this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Karl Tupper", written in a cursive style.

Karl Tupper, Staff Scientist
Pesticide Action Network North America

cc: Janette Brimmer, Earthjustice
Virginia Ruiz, Farmworker Justice

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Buffer Zones For the Protection of Children from Pesticide Drift

On October 14, 2009, Earthjustice and Farmworker Justice submitted a petition¹ on behalf of Pesticide Action Network North America (“PANNA”) and others that documented the ongoing exposure of children in rural, farming communities to pesticides that drift out fields during and after pesticide applications. The petition asked EPA to remedy this problem and bring its policies into compliance with the Food Quality Protection Act by:

1. “expeditiously evaluat[ing] the exposure to pesticide drift and impos[ing] safeguards to ensure that children are protected from aggregate pesticide exposures, including pesticide drift [defined as both spray drift and post-application movement of volatilized pesticides and pesticide contaminated soil particles]; and
2. “immediately adopt[ing] interim prohibitions on the use of toxic drift-prone pesticides such a organophosphates and n-methyl carbamates near homes, schools, parks, and daycare centers or wherever children congregate.”¹

The specific interim prohibitions initially requested in the petition were no-spray buffer zones of 60 and 300 ft for ground and aerial applications, respectively. The purpose of the this document is to demonstrate that these buffer zones are actually generally under-protective and that for many organophosphates and carbamates substantially larger buffer zones are needed and supportable. This document is also intended to demonstrate that the EPA already has at its disposal risk assessment methodology that could be used to expeditiously evaluate exposure to pesticide drift. While this methodology leaves much to be desired, and, for the reasons described below, tends to underestimate the size of buffer zones that are needed to adequately protect children from drift, it could nonetheless be a valuable tool for determining *preliminary minimum* buffer zone distances, whose size would then be enlarged based on other considerations which are also described below.

Buffer Zones Based on Dermal and Incidental Oral Exposure to Deposited Spray Drift

As described in greater detail in the Appendix, on at least two occasions,^{2,3} EPA has used its AgDrift computer model to estimate spray drift deposition onto turf, and then based exposure calculations for toddlers on those estimates. In these cases, the EPA employed its general model for turf exposure, which considers a toddler playing on treated turf for 2 hours. In that model, exposure is assumed to occur only dermally—via absorption through the palms of the hands—and orally—when the toddler puts his or her pesticide-contaminated fingers and hands into its mouth. Inhalation exposure is not included in the model.

We employed this methodology to selected pesticides to assess the adequacy of different buffer zone distances. The details of these calculations are described in depth in the Appendix to this document, and will not be reiterated here. The pesticides assessed are carbofuran, chlorpyrifos, diazinon, ethoprop, and tribufos (Table 1). This selection is not meant to imply that these are the only pesticides that might require mitigation measures more protective than the interim buffer zones requested in the petition. Rather, these are intended to serve as illustrative examples. For each there is at least one currently

registered non-granular formulation that is applied either aerially, by groundboom, or by airblast. Furthermore, these span a wide range of toxicities and vapor pressures.

Table 1: Pesticides Assessed in This Document

Pesticide	Example formulation (Registration Number)	Aerial application permitted?	Maximum Allowed Application Rate ^b	Vapor Pressure (mmHg)
Carbofuran	Furadan 4f (279-2876)	Yes	2 pints of product/acre	6.0×10^{-7}
Chlorpyrifos	Lorsban 50W (62710-221)	Yes. Fine droplet sizes prohibited.	12 lbs a.i. /acre	1.7×10^{-5}
Diazinon	Drexel Diazinon 50WP (19713-492)	Yes. Lettuce only; 4 lbs/acre maximum.	8 lbs a.i./acre	6.0×10^{-5}
Ethoprop	Mocap EC (264-458)	No	6 lbs a.i. /acre	3.8×10^{-4}
Tribufos	Def 6 (264-730)	Yes	1.875 lbs a.i./acre	1.6×10^{-6}

^a Product Registration Status was determined via querying the National Pesticide Information Retrieval System (<http://ppis.ceris.purdue.edu/htbin/ppisprod.com>) on March 3, 2010.

^b Aerial application and maximum application rate apply specifically to the example product listed in this table. Other products with the same active ingredient may have different maximum rates and may or may not be permitted for aerial application. Information is from the most recent specimen labels available via the Pesticide Product Labeling System (<http://www.epa.gov/pesticides/pestlabels/>)

^c Vapor pressures are from reference 4.

The toxicological endpoints used for this analysis were taken directly from organophosphorus⁵ and carbamate⁶ cumulative risk assessments, with the exception of dermal endpoints, which were taken from reregistration eligibility decisions. On many prior occasions, we have argued that for some of these pesticides the EPA has erred in its selection of endpoints and its application of uncertainty factors, resulting in the underestimation the risks of associated with exposure and also the promulgation of inadequately protective mitigation measures. In using EPA's preferred endpoints and uncertainty factors in this analysis, we do not mean imply that we have abandoned our prior objections and embraced the Agency's position. Rather, we intend to show that even using the Agency's inadequately protective approach, the calculations nevertheless show that large buffer zones are needed to protect children from spray drift.

Tables 2A-D summarizes the results of these calculations. The adequacy of 100 and 1000 ft buffer zones were evaluated for aerial applications, and 60, 100, and 150 ft buffer zones were assessed for groundboom and airblast applications. These distances were used because, as detailed in the Appendix, our estimates of spray drift deposition are based on exposure estimates contained in an EPA document³ that evaluated drift deposition at those distances. For aerial applications, fine, medium, and coarse droplet sizes are evaluated. For groundboom applications, high and low boom heights and fine and medium/coarse droplet sizes are evaluated. Finally, for airblast applications, sparse, normal, and dense canopies are evaluated. As with the buffer zone distances, these parameters were evaluated because they are the ones evaluated in the document upon which our calculations are based. Other application types may also be prone to spray drift, and the fact we do not evaluate them here does not mean that we believe that they do not require buffer zones. Lastly, for each pesticide-application method combination, we evaluate a range of application rates.

However, we recognize that not every permutation of active ingredient, application method, and application rate included in Tables 2A–D is permitted.

In Tables 2A–D, “>1000” and “>150” indicate situations where buffer zones greater than 1000 and 150 ft are need to achieve adequate margins of exposure for aerial and ground based applications, respectively. “1000” indicates that 1000 ft achieves an adequate margin of exposure. A smaller buffer zone—but one greater 100 ft may also be adequate. “100” indicates that a 100 ft buffer zone would achieve an acceptable margin of exposure; a smaller buffer zone may also suffice. Analogously, “150” indicates a buffer between 100 and 150 ft achieves an adequate margin of exposure, etc.

Table 2A: Adequate Buffer Zones (ft) for Aerial Applications

Pesticide	Aerial-Fine					Aerial-Medium					Aerial-Coarse					
	Application Rate (lbs/acre)					Application Rate (lbs/acre)					Application Rate (lbs/acre)					
	0.25	0.5	1	2	5	0.25	0.5	1	2	5	0.25	0.5	1	2	5	
Ethoprop	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000
Diazinon	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000
Tribufos	1000	>1000	>1000	>1000	>1000	1000	1000	1000	>1000	>1000	100	1000	1000	1000	1000	>1000
Chlorpyrifos	100	1000	1000	1000	1000	100	100	1000	1000	1000	100	100	100	100	1000	1000
Carbofuran	>1000	>1000	>1000	>1000	>1000	1000	1000	1000	>1000	>1000	1000	1000	1000	1000	1000	>1000

Table 2B: Adequate Buffer Zones (ft) for Groundboom Applications with Fine Spray Quality

Pesticide	Groundboom-Fine					Groundboom-Medium					Groundboom-Coarse					
	Application Rate (lbs/acre)					Application Rate (lbs/acre)					Application Rate (lbs/acre)					
	0.25	0.5	1	2	5	0.25	0.5	1	2	5	0.25	0.5	1	2	5	
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	100	>150	>150	>150	>150	>150
Tribufos	60	100	>150	>150	>150	60	60	>150	>150	>150	60	60	60	>150	>150	>150
Chlorpyrifos	60	60	60	60	100	60	60	60	60	100	60	60	60	60	60	60
Carbofuran	60	150	>150	>150	>150	60	60	>150	>150	>150	60	60	100	>150	>150	>150

Table 2C: Adequate Buffer Zones (ft) for Groundboom Applications with Medium-Coarse Spray Quality

Pesticide	Groundboom-Fine					Groundboom-Medium					Groundboom-Coarse					
	Application Rate (lbs/acre)					Application Rate (lbs/acre)					Application Rate (lbs/acre)					
	0.25	0.5	1	2	5	0.25	0.5	1	2	5	0.25	0.5	1	2	5	
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	60	150	>150	>150	>150	60	100	>150	>150	>150	60	100	>150	>150	>150	>150
Tribufos	60	60	60	150	>150	60	60	>150	>150	>150	60	60	60	60	150	>150
Chlorpyrifos	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Carbofuran	60	60	60	>150	>150	60	60	>150	>150	>150	60	60	100	150	150	>150

Table 2D: Adequate Buffer Zones (ft) for Airblast Applications

Pesticide	Airblast Sparse					Airblast Normal					Airblast Dense				
	Rate					Rate					Rate				
	0.25	0.5	1	2	5	0.25	0.5	1	2	5	0.25	0.5	1	2	5
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	150	>150	>150	>150	>150	150	>150	>150	>150	>150	60	60	60	150	>150
Tribufos	60	100	150	>150	>150	60	100	150	>150	>150	60	60	60	60	100
Chlorpyrifos	60	60	60	100	100	60	60	60	60	100	60	60	60	60	60
Carbofuran	100	150	>150	>150	>150	60	100	>150	>150	>150	60	60	60	60	100

As can be seen in the Table 2A, buffer zones greater >1000 ft are needed to achieve adequate margins of exposure for most aerial application scenarios of carbofuran and diazinon. For diazinon, only when very low application rates (<1 lb/acre) are combined with medium or coarse spray qualities do buffer zones of 1000 ft yield acceptable margins of exposure. For carbofuran, fine sprays and higher application rates for medium and coarse sprays require buffer zones that are >1000 ft. Thankfully, ethoprop is not labeled for aerial applications, as buffer zones greater than >1000 ft would be required even at the lowest application rates and when using coarse droplet sizes.

Tribufos applications are limited to rates less than 2 lbs/acre. Buffer zones greater >1000 ft are needed when fine sprays are used, but distances of 100 to 1000 ft are predicted to be adequate for medium and coarse sprays at these low application rates. Chlorpyrifos can only be applied aerial using medium or coarse droplet sizes. At low application rates, buffer zones of 100 or less are predicted to yield adequate margins of exposure, but application rates of up to 6 lbs/acre and possibly greater are permitted. At these higher rates, buffers between 100 and 1000 are needed to achieve adequate protections.

For groundboom applications (Tables 2B and 2C), buffer zones greater than 60 ft are generally needed. Ethoprop is the most acutely toxic pesticide of the 5 assessed, and buffer zones in excess of 150 ft are needed to achieve acceptable margins of exposure for all combinations of rate, boom height, and spray quality assessed. For diazinon, 60 ft is adequate only at the lowest application rate, 0.25 lbs/acre, and when only using sprays of medium/coarse droplets. For tribufos and carbofuran, in general, 60 ft is adequate only at application rates of 1 lb/acre or less. For chlorpyrifos, 60 ft is calculated to be generally adequate.

For airblast applications (Table 2D) into sparse canopies, 60 ft buffer zones are also generally inadequate. Mecap EC is the only non-granular ethoprop formulation, and it is not labeled for use on any orchard crops, so it is unlikely it would ever be applied by airblast. Nonetheless, it is interesting to note that ethoprop *or a similarly toxic pesticide* would require buffer zones greater than 150 ft for all airblast scenarios except 0.25 lbs/acre into dense foliage. In contrast to ethoprop, diazinon is used on orchard crops and is often applied by airblast. As shown in Table 2D, applications of 0.5 lb/acre or greater into sparse or normal canopy need buffer zones of greater than 150 ft to adequately protect child bystanders from spray drift. Sixty feet is only adequate for low rates (1 lb/acre or less) into dense canopies. Tribufos is a defoliant used only on cotton so it would not be applied by airblast. But as with ethoprop, the tribufos results in Table 2D are illustrative for what they imply about other, similarly toxic pesticides, and that is that when applied to sparse and normal trees, buffer zones greater than 60 ft are needed for all but the lowest application rates. For chlorpyrifos, 60 ft is calculated to be adequate for all but the highest application rates.

In summary, the petition's minimum, default, interim buffer zones were based upon very modest actions that had previously been applied by courts and the EPA in efforts to provide minimum protections from drift. The petitioners have now, based on this analysis and methodology, confirmed that the petition's buffer zones of 60 ft are likely too conservative and too small for most airblast and groundboom application scenarios for 4 of the 5 pesticides examined. Similarly, for aerial applications with fine or medium droplet sizes,

buffer zones greater than 1000 ft are needed and fully-supportable for most application rates of 4 of the 5 pesticides. With coarse droplets, buffer zones somewhere between 100 and 1000 ft yield adequate margins of exposure for most applications of all but the most toxic pesticide (ethoprop). Only for chlorpyrifos do buffer zones of 100 ft or less appear to be protective, and only at lower application rates.

As alluded to above, this methodology ignores a critical exposure route—inhalation of volatilized pesticide residue—and has other flaws that cause it to tend to underestimate the size of adequately protective buffer zones. These are discussed in detail in the next section. Because of these shortcomings, the “adequate” buffer zones identified above should be thought of as preliminary buffer zones that need to be adjusted upward (i.e. to greater distances) in order to yield truly health protective buffer zones. Petitioners therefore supplement their request in the petition with this very important information.

Appraisal of Buffer Zone Estimates

The buffer zones discussed in the previous section and the methodology described in the Appendix both fail to account for exposure to volatilization. As discussed in the petition and references therein,¹ many common pesticides can volatilize after they are applied, moving from the surfaces of plants, soil, and/or water bodies into the vapor phase, where they can then be transported out of the area where they were applied and into areas where children and other people may be exposed to them. Such exposures can be significant. For example, air monitoring studies conducted by PANNA at a home in Hastings, Florida, adjacent to fields of Chinese cabbage found diazinon in 21% of the 39 daily samples collected in 2007 and in 7 of 8 daily samples collected in 2006. Three samples exceeded the infant level of concern in 2007 and 5 exceeded it in 2006.^{7,8}

While spray drift potential is driven by application parameters—droplet size, dispersal method, etc.—the tendency for a pesticide to volatilize is directly related to its vapor pressure. As a general rule of thumb, those chemicals with vapor pressures less than 1.0×10^{-6} mmHg do not volatilize to a significant extent; those with vapor pressures equal to or above this value do, e.g. diazinon has a vapor pressure of 6.0×10^{-5} mmHg (Table 1).

In light of this, inhalation exposure to volatilized pesticide residue should be aggregated with dermal and incidental oral exposure to deposited spray drift, at least for those pesticides with vapor pressures $\geq 1.0 \times 10^{-6}$ mmHg. This will result in decreased margins of exposure (compared to calculations that ignore inhalation), and imply the need for buffer zones to be larger if they are to adequately protect children from *all* forms of drift. So, while in the preceding section 60 ft appeared adequately protective for most ground applications of chlorpyrifos (vapor pressure of 1.7×10^{-5} mmHg), when inhalation of volatilization is factored in, we expect greater buffer zones ~~will be needed. In fact, estimates~~ inhalation exposure based on levels of chlorpyrifos monitored in the air Lindsay, California, often exceeded levels of concern at sites much greater than 60 ft from the border of treated fields.⁹

Similarly, applications of granular formulations and products applied via chemigation would not generally be expected to be subject to spray drift. Therefore using the approach described in the previous section would lead to the conclusion that buffer zones are not needed. But active ingredients applied these ways may still volatilize if their vapor

pressures are high enough, and children and other bystanders can then inhale this volatilized pesticide. Thus buffer zones may be needed for many granular formulations and for pesticides applied via chemigation.

The approach described in the preceding section also fails account for inhalation exposure to spray drift and dermal and incidental oral exposure to volatilized pesticide residue that has been redeposited. In general, inhalation exposure to spray drift is expected to be low, since pesticide droplets are not expected to be the breathing zone of a bystander for very long. However, this assumption could break down for very fine droplets as these tend take a long time to settle, especially under inversion conditions. Similarly, dermal and incidental oral exposures to redeposited volatilization are most likely minor exposure routes. Still, inclusion of these secondary exposure routes would tend to increase buffer zone distances.

Finally, the approach tends to underestimate adequate buffer zone distances for two additional reasons, at least for the cholinesterase inhibiting pesticides used as examples in this document. Firstly, children are routinely exposed to this class of pesticides through food and water, and since members of the class share a common mode of action, coexposure to multiple members has an additive effect. (This is why they were assessed together in the organophosphorus and *N*-methyl carbamate cumulative risk assessments.) But this baseline exposure to cholinesterase inhibitors present in food and water is not included in the margin of exposure calculations used to assess buffer zone distances. If such exposure is significant, it will mean there is less room in the "risk cup" for drift exposure, and that large buffer zones are needed to prevent the cup from overflowing. Secondly, cholinesterase inhibition is the only endpoint considered in these buffer zone calculations. We have previously pointed out that there is evidence that some organophosphates may cause developmental neurotoxicity at doses less than those causing cholinesterase inhibition. The use of lower, non-cholinergic endpoints in these calculations would result in greater buffer zones.

Conclusions

EPA has already developed risk assessment methodology it could use to inform decisions about mitigating children's exposure to drift—both spray drift and volatilization. While this methodology has many shortcomings—most notably that it considers only dermal and incidental oral exposure to deposited spray drift—our implementation of it for 5 example insecticides shows that 60 ft buffer zones for ground applications and 300 ft buffer zones for aerial applications are more often than not inadequate, demonstrating the very conservative nature of the interim buffer zones outline in the petition.

Some other points are also worth noting: The methodology explicitly considers a toddler playing outside on turf that has been drifted on. This argues strongly that the buffer zones derived from the model should apply to outdoor areas. In other words, the buffer zone should not be measured from the boundary of the treated area to the side of the building of interest (e.g. a school, home, or daycare center), but rather it should be measured from the boundary of the treated area to the property line of site to be protected. Also note that the Tables 2A–D suggest other mitigation measures that could be combined with buffer zones to achieve adequate margins of exposure. For example, eliminating aerial applications of diazinon would obviate the need for the very large (i.e. >1000 ft) buffer zones for that scenario. Reducing maximum allowable application rates is another option. For example,

for a pesticide with similar toxicity to tribufos, reducing the maximum allowed rate to 1 lb/acre would obviate the need for buffer zones in excess of 150 ft for ground applications, at least if inhalation exposure is ignored.

References

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- ³ Hall K, U.S. EPA. "Determination of Buffer Zones for AZM Applications." October 24, 2006. Docket ID Number EPA-HQ-OPP-2005-0061-0208.
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- ⁷ Tupper KA, Kegley SE, Bjorkvist S, Wang, A (2008). "Air Monitoring in Hastings, Florida, October–December 2007: Technical Report." San Francisco: Pesticide Action Network. <http://www.panna.org/files/hastingsFLTech092308.pdf>
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Appendix: Methodology for Determining Adequacy of Buffer Zones

General Approach

The enclosed examples of buffer zone calculations are based on the approach taken by the U.S. Environmental Protection Agency (“EPA”) in its determination of buffer zones for azinphos-methyl (“AZM”).⁵ The calculations consider dermal and incidental oral exposure experienced by a toddler playing outside on a lawn that has been drifted on. Inhalation exposure to spray drift is not included, nor is exposure to post-application volatilization drift by any route. Thus, the calculations presented in this document are conservative and likely to underestimate exposure, especially for more volatile chemicals like chlorpyrifos and diazinon. In omitting inhalation exposure and exposure to post-application volatilization drift in these calculations, we do not mean to imply that these routes are insignificant—in fact, as described in the parent document, in many circumstances inhalation of volatilized pesticide residue can be quite significant. Rather, our intent is to demonstrate that *even ignoring exposure to volatilization and inhalation of spray drift*, we calculate that buffer zones generally need to be greater than 60 ft for ground and 300 ft for aerial applications.

Estimates of spray drift deposition were derived of the AZM memo⁵ for various buffer zone distances. These estimates are expressed as a percentage of application rate. Dermal and incidental oral exposure to deposited pesticide residue was calculated using the EPA’s standard methodology. (See below.) These doses were compared to toxicological endpoints taken from the organophosphorus and *N*-methyl carbamate cumulative risk assessments and reregistration eligibility decisions. Margins of exposures (“MOEs”) were calculated for each combination of active ingredient, application method and rate, and buffer zone distance. A buffer zone was deemed “adequate” within the assumptions of the methodology if it resulted in an MOE of at least 100. A target MOE of 100 was used because the EPA considers this adequately protective.

Exposure Calculations

Our calculations of dermal and incidental oral exposure to deposited spray drift were made using the methodology described in EPA’s August 1, 2005 Memorandum entitled, “Estimates of Residential Bystander Exposure.”¹ The results of the calculations described in that memorandum were cited by the EPA in its denial of four petitions filed by Natural Resources Defense Council (“NRDC”) in 2002 that objected to the establishment of tolerances for 13 pesticides.² We believe that the EPA has not revised this methodology since then, as identical methodology is employed in more recent reregistration decisions (e.g. the chlorflurenol RED, signed March, 2007).³ Also, the draft risk assessment for the proposed use of propoxur against bed bugs, dated December 11, 2009, uses this methodology for examining incidental oral exposure (dermal exposure was not assessed).⁴

Incidental Oral Exposure

The Agency’s methodology for assessing incidental oral exposure to pesticides considers a toddler playing on treated turf. Incidental oral exposure occurs when pesticide residues are transferred from the turf to the child’s hands, and then from the child’s hands into his or her mouth according to the equation:¹

$$\text{Oral Exposure (mg/kg)} = \text{TTR} \times \text{SA} \times \text{EX} \times \text{FQ} \times \text{ET} \times \text{CF}_1 \div \text{BW} \quad (1)$$

Where: TTR = Turf transferable residue ($\mu\text{g}/\text{cm}^2$)
 SA = Surface area of the hands, 20 cm^2
 EX = Saliva extraction factor, 50%
 FQ = Frequency of hand to mouth events, 20/hour
 ET = Exposure time, 2 hr/day
 CF₁ = Conversion factor, $0.001 \text{ mg}/\mu\text{g}$
 BW = Toddler body weight, 15 kg

Turf transferable residue (TTR), is the amount of pesticide active ingredient available for transfer from lawn to the child's hands. The 2005 memorandum¹ and the calculations used in this document use the following equation to calculate TTR:

$$\text{TTR} = \text{AR} \times \text{PSD} \times \text{F} \times \text{CF}_2 \times \text{CF}_3 \quad (2)$$

Where: AR = Application rate (lbs a.i./acre)
 PSD = Percent spray drift (see next section)
 F = Fraction of pesticide residue available for transfer, 5%
 CF₂ = Conversion factor, $4.54 \times 10^8 \mu\text{g}/\text{lb}$
 CF₃ = Conversion factor, $2.47 \times 10^{-8} \text{ acre}/\text{cm}^2$

Substituting in the various constants and combining equations 1 and 2 yields the following equation, which was used for all calculations of incident oral exposure in this document:

$$\text{Oral Exposure (mg/kg)} = \text{AR} \times \text{PSD} \times 0.01495 \text{ (acre-mg/lb-kg)} \quad (3)$$

Dermal Exposure

Dermal exposure was assessed for the same scenario—a 15 kg toddler playing on contaminated turf for 2 hr—using the following equation, also from the 2005 memorandum:¹

$$\text{Dermal Exposure (mg/kg)} = \text{TTR} \times \text{T}_c \times \text{DA} \times \text{ET} \times \text{CF}_1 \div \text{BW} \quad (4)$$

Where TTR, ET, BW, and CF₁ are the same as above
 T_c = Transfer coefficient, $5,200 \text{ cm}^2/\text{hr}$
 DA = Dermal absorption factor, assumed to be 100% when assessing risk using an endpoint from a dermal study

Substituting in the various constants yields the following equation, which was used for all calculations of dermal exposure in this document:

$$\text{Dermal Exposure (mg/kg)} = \text{AR} \times \text{PSD} \times 0.3887 \text{ (acre-mg/lb-kg)} \quad (5)$$

These simplified equations for dermal and incidental oral exposure were checked against the exposure calculations in the 2005 Memorandum¹ and chlorflurenol RED³ and confirmed to yield identical results. The equation for oral exposure also reproduces the

short-term oral exposure (carpet) calculation from the 2009 propoxur risk assessment,⁴ but it must be multiplied by a factor of four to adjust for longer exposure time assumed in that assessment (8 hours instead of 2).

Drift Calculations

EPA has used AgDrift to determine what fraction of a pesticide application drifts offsite. Deposition at various distances from the target application can be estimated with this program. As discussed in a memorandum from 2006,⁵ the EPA relied on this model to determine buffer zone sizes for applications of AZM, assessing deposition at 100 ft and 1000 ft from the field boundary for aerial applications and 60, 100, and 150 ft for ground applications. We used the dermal and oral doses reported in the AZM memo and equations 3 and 5 to back calculate the percent spray drift EPA used for the application scenarios considered in the memo.⁶ As can be seen in Table 1, for each combination of application method and buffer zone distance there is a good agreement between the percent spray drift values derived from oral and dermal exposure, and there is also good agreement between values derived from different application rates.

For each application method, percent spray drift values derived from dermal and oral exposure were averaged together, and if the memo assessed more than one application rate, the percent spray drift values derived from each rate were averaged. These averages are reported in Table 2. There is a good agreement between these percent spray drift values and those reported by the Agency in its 2005 memo:¹ for example, based on the doses in the AZM memo, we determine that deposition at 100 ft from the edge of an aerial application with a fine droplet size will be equal to 19.8% of the application rate. The 2005 memo reports (Table 1 of the memo)¹ that for an aerial application with fine to very fine spray, the "high end downwind spray drift deposition level" at 80 to 130 ft is 22.0%. In fact, the values derived from the AZM memo are generally more conservative (i.e. smaller) than those reported in the 2005 memo. There is also good agreement with AgDrift calculations reported by the National Marine Fisheries Service in their biological opinion on chlorpyrifos, diazinon, and malathion.⁷ Table 39 of the opinion reports a 22% deposition rate 100 ft downwind of an aerial application with very fine to fine droplet size.

Endpoint Selection

Food Quality Protection Act ("FQPA") factors and endpoints for incidental oral exposure were taken from the organophosphorus⁸ and carbamate⁹ cumulative risk assessments ("CRA"), as these are the most recent and most refined hazard assessments conducted by the EPA for these pesticides. The CRAs also contain dermal endpoints, but only for a subset of pesticides that does not include any of the five used as examples in this document. Thus it was necessary to consult reregistration eligibility decisions for dermal endpoints.

For organophosphate ("OP") insecticides, the oral endpoints are benchmark doses for 10% brain cholinesterase inhibition in female rats. These BMD₁₀ values are taken from Table I.B-1 in the OP CRA.⁸ The OP CRA assessed dermal exposure only for a subset of pesticides, and used "comparative effect levels" (CEL) from dermal studies as the basis of its assessment. The CEL was defined as the dose causing a maximum of 15% brain cholinesterase inhibition in female rats or rabbits.⁸ OP CRA did not have dermal CELs for any of the four OPs evaluated in this document, so we consulted reregistration eligibility decisions for

short-term dermal endpoints. The dermal endpoints used in this analysis are summarized in Table 3. FQPA factors were taken from Table I.B-7 of the CRA.⁸

For the carbamate insecticide included in the present analysis, the oral endpoint is the lower confidence limit of the benchmark dose for 10% brain cholinesterase inhibition in rats. This BMDL₁₀ values was taken from Table I.B-3 of the carbamate CRA. In contrast to the OP CRA, the carbamate CRA specifies the use of BMDL₁₀ instead of BMD₁₀ values as points of departure when assessing risk associated with exposure via multiple routes.⁹ The dermal NOAEL is from the registration eligibility decision, since dermal exposure for this carbamate was not evaluated in the CRA. The dermal endpoint used in this analysis is described in Table 3. The FQPA factor was taken from Table I.B-11 of the CRA.⁹

For each pesticide, the oral and dermal endpoints were divided by the FQPA factor for that pesticide to determine FQPA-adjusted endpoints.

$$AEP_{route} = UEP_{route} \div UF_{inter} \quad (6)$$

Where AEP_{route} = route specific (i.e. oral or dermal), FQPA-adjusted endpoint (mg/kg/day)
 UEP_{route} = route specific, unadjusted endpoint
 UF_{FQPA} = FQPA factor

FQPA-adjusted endpoints are summarized in Table 4.

Risk Calculations

To characterize risk, margins of exposure (“MOEs”) were calculated for each pesticide for each application scenario. Margins of exposure were calculated according to equation 7:

$$MOE_{route} = AEP_{route} \div Dose_{route} \quad (7)$$

Where MOE_{route} = route-specific (i.e. oral or dermal) margin of exposure
 AEP_{route} = route specific, FQPA and UF_{inter} -adjusted endpoint from Table 5
 $Dose_{route}$ = exposure, calculated with equation 3 or 5 for incidental oral or dermal exposure, respectively.

MOEs for dermal and oral exposure were the combined into a total MOE (MOE_{total}) with the following equation:

$$(MOE_{total})^{-1} = (MOE_{oral})^{-1} + (MOE_{dermal})^{-1} \quad (8)$$

In general, EPA considers MOEs greater than 100 to be adequately protective. The desired 100-fold difference between toxicological endpoint and exposure is meant to account for the standard 10X interspecies and 10X intraspecies uncertain factors. The OP CRA thus employed a target MOE of 100.⁸ In the carbamate CRA, toxicological endpoints for each pesticide were divided by the pesticide’s interspecies uncertainty factor, thus a target MOE of 10 was used in that assessment.⁹ In the present assessment, we use the approach employed in the OP CRA: Toxicological endpoints are not divided by their interspecies

uncertainty factors, and instead the 10X interspecies and intraspecies uncertainty factors are incorporated into the target MOE of 100.

Buffer Zone Calculations

For each pesticide, total MOEs for dermal and incidental oral exposure were calculated for each application method and buffer zone combination listed in Table 2. In addition, various applications rates were considered, from 0.25 to 5 lbs/acre. These MOEs are listed in Tables 5A–J. For each combination of pesticide, rate, and method, the smallest buffer zone distance yielding a total MOE greater than 100 was deemed the “adequate buffer zone”—these are the buffer zones reported in Tables 6A–D.

Table 1: Percent Spray Drift values derived from the AZM memorandum^a

Application Method ^b	Exposure Route	Distance from field (ft)	Dose (mg/kg)	Percent Spray Drift
rate (lbs/acre): 1.5				
Aerial+Fine	Dermal	100	0.11543	19.8
Aerial+Fine	Ingestion	100	0.00444	19.8
Aerial+Fine	Dermal	1000	0.01213	2.1
Aerial+Fine	Ingestion	1000	0.00047	2.1
Aerial+Medium	Dermal	100	0.04517	7.7
Aerial+Medium	Ingestion	100	0.00174	7.8
Aerial+Medium	Dermal	1000	0.00341	0.6
Aerial+Medium	Ingestion	1000	0.00013	0.6
Aerial+Coarse	Dermal	100	0.0258 ^c	4.4
Aerial+Coarse	Ingestion	100	0.00099	4.4
Aerial+Coarse	Dermal	1000	0.0016	0.3
Aerial+Coarse	Ingestion	1000	0.00006	0.3
rate (lbs/acre): 0.75				
Groundboom+high+fine	Dermal	60	0.00869	3.0
Groundboom+high+fine	Ingestion	60	0.00033	2.9
Groundboom+high+fine	Dermal	100	0.00584	2.0
Groundboom+high+fine	Ingestion	100	0.00022	2.0
Groundboom+high+fine	Dermal	150	0.00411	1.4
Groundboom+high+fine	Ingestion	150	0.00016	1.4
rate (lbs/acre): 1				
Groundboom+high+fine	Dermal	60	0.01159	3.0
Groundboom+high+fine	Ingestion	60	0.00045	3.0
Groundboom+high+fine	Dermal	100	0.00779	2.0
Groundboom+high+fine	Ingestion	100	0.0003	2.0
Groundboom+high+fine	Dermal	150	0.00548	1.4
Groundboom+high+fine	Ingestion	150	0.00021	1.4
rate (lbs/acre): 0.75				
Groundboom+low+fine	Dermal	60	0.00324	1.1
Groundboom+low+fine	Ingestion	60	0.00012	1.1
Groundboom+low+fine	Dermal	100	0.0023	0.8
Groundboom+low+fine	Ingestion	100	0.00009	0.8
Groundboom+low+fine	Dermal	150	0.0017	0.6
Groundboom+low+fine	Ingestion	150	0.00007	0.6
rate (lbs/acre): 1				
Groundboom+low+fine	Dermal	60	0.00433	1.1
Groundboom+low+fine	Ingestion	60	0.00017	1.1
Groundboom+low+fine	Dermal	100	0.00306	0.8
Groundboom+low+fine	Ingestion	100	0.00012	0.8
Groundboom+low+fine	Dermal	150	0.0027	0.7
Groundboom+low+fine	Ingestion	150	0.00009	0.6
rate (lbs/acre): 0.75				
Groundboom+Hi+Med-Coarse	Dermal	60	0.00234	0.8
Groundboom+Hi+Med-Coarse	Ingestion	60	0.00009	0.8
Groundboom+Hi+Med-Coarse	Dermal	100	0.00172	0.6
Groundboom+Hi+Med-Coarse	Ingestion	100	0.00007	0.6

Groundboom+Hi+Med-Coarse	Dermal	150	0.00131	0.4
Groundboom+Hi+Med-Coarse	Ingestion	150	0.00005	0.4
rate (lbs/acre):		1		
Groundboom+Hi+Med-Coarse	Dermal	60	0.00312	0.8
Groundboom+Hi+Med-Coarse	Ingestion	60	0.00012	0.8
Groundboom+Hi+Med-Coarse	Dermal	100	0.0023	0.6
Groundboom+Hi+Med-Coarse	Ingestion	100	0.00009	0.6
Groundboom+Hi+Med-Coarse	Dermal	150	0.00175	0.5
Groundboom+Hi+Med-Coarse	Ingestion	150	0.00007	0.5
rate (lbs/acre):		0.75		
Groundboom+Low+Med-Coarse	Dermal	60	0.00147	0.5
Groundboom+Low+Med-Coarse	Ingestion	60	0.00006	0.5
Groundboom+Low+Med-Coarse	Dermal	100	0.0011	0.4
Groundboom+Low+Med-Coarse	Ingestion	100	0.00004	0.4
Groundboom+Low+Med-Coarse	Dermal	150	0.00086	0.3
Groundboom+Low+Med-Coarse	Ingestion	150	0.00003	0.3
rate (lbs/acre):		1		
Groundboom+Low+Med-Coarse	Dermal	60	0.00197	0.5
Groundboom+Low+Med-Coarse	Ingestion	60	0.00008	0.5
Groundboom+Low+Med-Coarse	Dermal	100	0.00148	0.4
Groundboom+Low+Med-Coarse	Ingestion	100	0.00006	0.4
Groundboom+Low+Med-Coarse	Dermal	150	0.00115	0.3
Groundboom+Low+Med-Coarse	Ingestion	150	0.00004	0.3
rate (lbs/acre):		1.5		
Airblast+Sparse	Dermal	60	0.02626	4.5
Airblast+Sparse	Ingestion	60	0.00101	4.5
Airblast+Sparse	Dermal	100	0.01178	2.0
Airblast+Sparse	Ingestion	100	0.00045	2.0
Airblast+Sparse	Dermal	150	0.00569	1.0
Airblast+Sparse	Ingestion	150	0.00022	1.0
rate (lbs/acre):		2		
Airblast+Sparse	Dermal	60	0.035	4.5
Airblast+Sparse	Ingestion	60	0.00135	4.5
Airblast+Sparse	Dermal	100	0.01571	2.0
Airblast+Sparse	Ingestion	100	0.0006	2.0
Airblast+Sparse	Dermal	150	0.00759	1.0
Airblast+Sparse	Ingestion	150	0.00029	1.0
rate (lbs/acre):		1.5		
Airblast+Normal ^f	Dermal	60	0.01442	2.5
Airblast+Normal	Ingestion	60	0.00055	2.5
Airblast+Normal	Dermal	100	0.00859	1.5
Airblast+Normal	Ingestion	100	0.00033	1.5
Airblast+Normal	Dermal	150	0.0056 ^c	1.0
Airblast+Normal	Ingestion	150	0.00021	0.9
rate (lbs/acre):		2		
Airblast+Normal	Dermal	60	0.01923	2.5
Airblast+Normal	Ingestion	60	0.00074	2.5
Airblast+Normal	Dermal	100	0.01146	1.5
Airblast+Normal	Ingestion	100	0.00044	1.5
Airblast+Normal	Dermal	150	0.0074 ^e	1.0
Airblast+Normal	Ingestion	150	0.00029	1.0

rate (lbs/acre):		1.5			
Airblast+Dense ^c	Dermal	60	0.00131	0.2	
Airblast+Dense	Ingestion	60	0.00005	0.2	
Airblast+Dense	Dermal	100	0.00087	0.1	
Airblast+Dense	Ingestion	100	0.00003	0.1	
Airblast+Dense	Dermal	150	0.00061	0.1	
Airblast+Dense	Ingestion	150	0.00002	0.1	
rate (lbs/acre):		2			
Airblast+Dense	Dermal	60	0.00175	0.2	
Airblast+Dense	Ingestion	60	0.00007	0.2	
Airblast+Dense	Dermal	100	0.00117	0.2	
Airblast+Dense	Ingestion	100	0.00004	0.1	
Airblast+Dense	Dermal	150	0.00081	0.1	
Airblast+Dense	Ingestion	150	0.00003	0.1	

^a Doses and application parameters are taken directly from Reference 5. Percent Spray Drift is calculated according to equations 3 and 5 for ingestion and dermal exposure, respectively.

^b Fine/Medium (or Med)/Coarse refers to droplet size, Hi/Low refers to groundboom height, and Sparse/Normal/Dense refers to canopy type for airblast applications.

^c See Reference 6.

Table 2: Average Percent Spray Drift values

Application Method ^a	Distance from field (ft)	Average Percent Spray Drift
Aerial+Fine	100	19.8
Aerial+Fine	1000	2.1
Aerial+Medium	100	7.8
Aerial+Medium	1000	0.6
Aerial+Coarse	100	4.4
Aerial+Coarse	1000	0.3
Groundboom+high+fine	60	3.0
Groundboom+high+fine	100	2.0
Groundboom+high+fine	150	1.4
Groundboom+low+fine	60	1.1
Groundboom+low+fine	100	0.8
Groundboom+low+fine	150	0.6
Groundboom+Hi+Med-Coarse	60	0.8
Groundboom+Hi+Med-Coarse	100	0.6
Groundboom+Hi+Med-Coarse	150	0.5
Groundboom+Low+Med-Coarse	60	0.5
Groundboom+Low+Med-Coarse	100	0.4
Groundboom+Low+Med-Coarse	150	0.3
Airblast+Sparse	60	4.5
Airblast+Sparse	100	2.0
Airblast+Sparse	150	1.0
Airblast+Normal	60	2.5
Airblast+Normal	100	1.5
Airblast+Normal	150	1.0
Airblast+Dense	60	0.2
Airblast+Dense	100	0.1
Airblast+Dense	150	0.1

^a Fine/Medium (or Med)/Coarse refers to droplet size, Hi/Low refers to groundboom height, and Sparse/Normal/Dense refers to canopy type for airblast applications.

Table 3: Dermal Endpoints Used In Buffer Zone Calculations

Pesticide	Dermal Endpoint (mg/kg/day)	Notes	References
Chlorpyrifos	5	NOAEL from 21-day dermal study in rats. 45% and 16% plasma and RBC ChE inhibition at LOAEL of 10 mg/kg/day.	Reference 10.
Diazinon	1	NOAEL from 21-day dermal study in rats. Serum and brain ChE inhibition at LOAEL of 5 mg/kg/day.	Reference 11
Ethoprop	0.1	NOAEL from 21-day dermal study in rabbits. Plasma, RBC, and brain ChE inhibition at LOAEL of 1.0 mg/kg/day.	Reference 12
Tribufous	4.6	LOAEL from 21-day dermal study in rabbits combined with 3X LOAEL to NOAEL extrapolation factor. Endpoint is ChE inhibition.	Reference 13
Carbofuran	1.666	BDML ₁₀ of 0.01 mg/kg/day from rat study combined with 6% dermal absorption factor. Endpoint is RBC ChE inhibition.	Reference 14

^a Abbreviations: BDML₁₀, Lower Confidence Limit of Benchmark Dose for 10% cholinesterase inhibition; ChE, Cholinesterase; LOAEL, Lowest Observable Adverse Effect Level; NOAEL, No Observable Adverse Effect Level; RBC, Red Blood Cell.

Table 4: Summary of Endpoints used in Buffer Zone Calculations

Pesticide	Unadjusted endpoint (mg/kg/day)		FOPA factor ^c	FOPA-adjusted endpoint (mg/kg/day)	
	Oral ^a	Dermal ^b		Oral ^d	Dermal ^d
Chlorpyrifos	1.48	5	1	1.48	5.00
Diazinon	6.24	1	10	0.62	0.10
Ethoprop	1.37	0.1	10	0.14	0.01
Tribufous	4.27	4.6	10	0.43	0.46
Carbofuran	0.0873	1.666	2.75	0.03	0.61

^a For organophosphates, unadjusted oral endpoints are benchmark doses for 10% brain cholinesterase inhibition (BDM_{10s}) in female rats, and are taken from Table I.B-1 of reference 8. For *N*-methyl carbamates, unadjusted oral endpoints are the lower confidence limits of the benchmark doses for 10% brain cholinesterase inhibition in rats. These BMDL₁₀ values are taken from Table I.B-3 of reference 9.

^b See Table 3 for full details of dermal endpoints.

^c FOPA factors were taken from Tables I.B-7 and I.B-11 of references 8 and 9, respectively.

^d Calculated with equation 6.

Table 5A: Margins of Exposure for Aerial Applications with Fine Spray Quality

Pesticide	Rate (lbs/acre)					
	0.25 MOE at 1000	0.5 MOE at 1000	1.0 MOE at 1000	2.0 MOE at 1000	3.0 MOE at 1000	5.0 MOE at 1000
Ethoprop	1	5	0	2	0	0
Diazinon	5	49	3	24	1	12
Tribufous	23	218	11	109	6	54
Chlorpyrifos	230	2181	115	1090	58	545
Carbofuran	18	172	9	86	5	43

Table 5B: Margins of Exposure for Aerial Applications with Medium Spray Quality

Pesticide	Rate (lbs/acre)					
	0.25 MOE at 1000	0.5 MOE at 1000	1.0 MOE at 1000	2.0 MOE at 1000	3.0 MOE at 1000	5.0 MOE at 1000
Ethoprop	1	18	1	9	0	4
Diazinon	13	176	7	88	3	44
Tribufous	59	781	29	390	15	195
Chlorpyrifos	587	7820	294	3910	147	1955
Carbofuran	46	617	23	309	12	154

Table 5C: Margins of Expqsure for Aerial Applications with Coarse Spray Quality

Pesticide	Rate (lbs/acre)					
	0.25 MOE at 1000	0.5 MOE at 1000	1.0 MOE at 1000	2.0 MOE at 1000	3.0 MOE at 1000	5.0 MOE at 1000
Ethoprop	2	38	1	19	1	9
Diazinon	23	377	12	189	6	94
Tribufous	103	1677	51	839	26	419
Chlorpyrifos	1030	16804	515	8402	258	4201
Carbofuran	81	1327	41	663	20	332

Table 5D: Margins of Exposure for Groundboom Applications with Fine Spray Quality and High Boom Height

Pesticide	Rate (lbs/acre)														
	0.25			0.5			1.0			2.0			5.0		
	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150
Ethoprop	3	5	7	2	3	4	1	1	2	0	1	1	0	0	1
Diazinon	34	51	72	17	26	36	9	13	18	4	6	9	3	4	6
Tribufous	153	228	322	76	114	161	38	57	80	19	28	40	13	19	27
Chlorpyrifos	1529	2284	3223	764	1142	1612	382	571	806	191	285	403	127	190	269
Carbofuran	121	180	254	60	90	127	30	45	64	15	23	32	10	15	21

Table 5E: Margins of Exposure for Groundboom Applications with Fine Spray Quality and Low Boom Height

Pesticide	Rate (lbs/acre)														
	0.25			0.5			1.0			2.0			5.0		
	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150	MOE at 60	MOE at 100	MOE at 150
Ethoprop	9	13	16	5	6	8	2	3	4	1	2	2	1	1	1
Diazinon	92	129	163	46	64	82	23	32	41	12	16	20	8	11	14
Tribufous	410	571	726	205	286	363	103	143	182	51	71	91	34	48	61
Chlorpyrifos	4109	5725	7274	2055	2863	3637	1027	1431	1819	514	716	909	342	477	606
Carbofuran	324	452	574	162	226	287	81	113	144	41	57	72	27	38	48

Table 5F: Margins of Exposure for Groundboom Applications with Medium-Coarse Spray Quality and High Boom Height

Pesticide	Rate (lbs/acre)													
	0.25		0.5		1.0		1.5		2.0		3.0		5.0	
	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100
Ethoprop	13	17	23	6	9	11	3	4	6	2	2	3	1	1
Diazinon	127	170	226	64	85	113	32	42	56	16	21	28	11	14
Tribufous	566	755	1002	283	378	501	142	189	251	71	94	125	47	63
Chlorpyrifos	5673	7564	10043	2837	3782	5021	1418	1891	2511	709	946	1255	473	630
Carbofuran	448	597	793	224	299	396	112	149	198	56	75	99	37	50

Table 5G: Margins of Exposure for Groundboom Applications with Medium-Coarse Spray Quality and Low Boom Height

Pesticide	Rate (lbs/acre)													
	0.25		0.5		1.0		1.5		2.0		3.0		5.0	
	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100	MOE at 60	MOE at 100
Ethoprop	20	27	36	10	14	18	5	7	9	2	3	5	2	2
Diazinon	197	270	363	98	135	182	49	67	91	25	34	45	16	22
Tribufous	874	1199	1615	437	600	807	218	300	404	109	150	202	73	100
Chlorpyrifos	8752	12014	16177	4376	6007	8088	2188	3003	4044	1094	1502	2022	729	1001
Carbofuran	691	949	1277	345	474	639	173	237	319	86	119	160	58	79

Table 5H: Margins of Exposure for Airblast Applications into Sparse Canopy

Pesticide	Rate (lbs/acre)												
	0.25		0.5		1.0		2.0		3.0		5.0		
	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	
Ethoprop	2	5	1	3	1	3	0	1	0	0	1	0	1
Diazinon	23	51	11	25	6	13	3	6	2	4	9	1	3
Tribufos	101	226	50	113	25	56	13	28	8	19	39	5	11
Chlorpyrifos	1011	2261	505	1131	253	565	126	283	84	188	389	51	113
Carbofuran	80	179	40	89	20	45	10	22	7	15	31	4	9

Table 5I: Margins of Exposure for Airblast Applications into Normal Canopy

Pesticide	Rate (lbs/acre)												
	0.25		0.5		1.0		2.0		3.0		5.0		
	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	
Ethoprop	4	7	2	3	1	2	1	1	0	1	1	0	1
Diazinon	41	69	21	35	10	17	5	9	3	6	9	2	3
Tribufos	184	309	92	154	46	77	23	39	15	26	40	9	15
Chlorpyrifos	1845	3092	922	1546	461	773	231	387	154	258	397	92	155
Carbofuran	146	244	73	122	36	61	18	31	12	20	31	7	12

Table 5J: Margins of Exposure for Airblast Applications into Dense Canopy

Pesticide	Rate (lbs/acre)												
	0.25		0.5		1.0		2.0		3.0		5.0		
	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	MOE at 60	MOE at 150	
Ethoprop	45	71	22	36	11	18	6	9	4	6	8	2	4
Diazinon	445	711	223	356	111	178	56	89	37	59	84	22	36
Tribufos	1978	3160	989	1580	495	790	247	395	165	263	375	99	158
Chlorpyrifos	19821	31657	9910	15829	4955	7914	2478	3957	1652	2638	3758	991	1583
Carbofuran	1565	2500	782	1250	391	625	196	312	130	208	297	78	125

Table 6A: Adequate Buffer Zones (ft) for Aerial Applications

Pesticide	Aerial-Fine					Aerial-Medium					Aerial-Coarse					
	Application Rate (lbs/acre)					Application Rate (lbs/acre)					Application Rate (lbs/acre)					
	0.25	0.5	1	2	3	0.25	0.5	1	2	3	0.25	0.5	1	2	3	
Ethoprop	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000
Diazinon	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000	>1000
Tribufos	1000	1000	>1000	>1000	>1000	1000	1000	1000	>1000	>1000	100	1000	1000	1000	1000	>1000
Chlorpyrifos	100	100	1000	1000	1000	100	100	100	1000	1000	100	100	100	100	1000	1000
Carbofuran	1000	>1000	>1000	>1000	>1000	1000	1000	1000	>1000	>1000	1000	1000	1000	1000	1000	>1000

Table 6B: Adequate Buffer Zones (ft) for Groundboom Applications with Fine Spray Quality

Pesticide	Groundboom-Fine					Groundboom-Medium					Groundboom-Coarse					
	Application Rate (lbs/acre)					Application Rate (lbs/acre)					Application Rate (lbs/acre)					
	0.25	0.5	1	2	3	0.25	0.5	1	2	3	0.25	0.5	1	2	3	
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	>150	>150	>150	>150	>150	100	>150	>150	>150	>150	100	>150	>150	>150	>150	>150
Tribufos	60	100	>150	>150	>150	60	60	>150	>150	>150	60	60	60	>150	>150	>150
Chlorpyrifos	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Carbofuran	60	150	>150	>150	>150	60	>150	>150	>150	>150	60	60	100	>150	>150	>150

Table 6C: Adequate Buffer Zones (ft) for Groundboom Applications with Medium-Coarse Spray Quality

Pesticide	Groundboom-High-Medium-Coarse					Groundboom-Low-Medium-Coarse										
	Application Rate (lbs/acre)					Application Rate (lbs/acre)										
	0.25	0.5	1	2	3	0.25	0.5	1	2	3						
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	60	150	>150	>150	>150	60	>150	>150	>150	>150	60	>150	>150	>150	>150	>150
Tribufos	60	60	60	150	>150	60	60	60	60	60	60	60	60	60	150	>150
Chlorpyrifos	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Carbofuran	60	60	60	60	60	60	>150	>150	>150	>150	60	60	100	150	150	>150

Table 6D: Adequate Buffer Zones (ft) for Airblast Applications

Pesticide	Airblast Sparse					Airblast Normal					Airblast Dense					
	0.25	0.15	1	2	3	0.25	0.15	1	2	3	0.25	0.15	1	2	3	
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	150	>150	>150	>150	>150	>150
Diazinon	150	>150	>150	>150	>150	150	>150	>150	>150	>150	60	60	60	150	>150	>150
Tribufos	60	100	150	>150	>150	60	100	150	>150	>150	60	60	60	60	60	100
Chlorpyrifos	60	60	60	100	100	60	60	60	60	100	60	60	60	60	60	60
Carbofuran	100	150	>150	>150	>150	60	100	>150	>150	>150	60	60	60	60	60	100

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- ⁴ Shelat S, U.S. EPA. "Propoxur. Section 18 Emergency Exemption for Propoxur Use on Bed Bugs." December 11, 2009.
- ⁵ Hall K, U.S. EPA. "Determination of Buffer Zones for AZM Applications." October 24, 2006. Docket ID Number EPA-HQ-OPP-2005-0061-0208.
- ⁶ In performing these calculations, a few likely errors were noticed in Table 2 of the AZM memo:
- In the section on Airblast application, the headings for Dense and Normal canopy seem to be switched. This has been corrected Table 1 and subsequent tables in this document.
 - The dermal dose at 100 ft from an aerial application with coarse spray quality is listed in the memo as 0.00258 mg/kg/day, which implies 0.44% spray drift, but the percent spray drift calculated from the corresponding ingested dose, 0.00099 mg/kg/day, is 4.4%. Thus there appears to be a decimal place error in one of the dose values. It was assumed the error was in the dermal dose, as the resulting percent spray drift value of 4.4% was more consistent with the trend seen with other particle sizes (i.e., a 10-15 fold difference between percent spray drift values for 100 and 1000 ft.) Our calculations thus use 0.0258 mg/kg/day as the value for dermal dose under these conditions.
 - Similarly, there appear to be decimal place errors in the dermal doses listed in the table for 150 ft from an airblast application at 1.5 and 2.0 lbs/acre with "Dense" canopy cover (i.e., 0.00056 and 0.00074 mg/kg/day, respectively). Values of 0.0056 and 0.0074 mg/kg/day were used in our calculations.
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EXHIBIT D

Chapter 5 of the Report *Our Children at Risk -- The 5 Worst Environmental Threats*



Note, this document was reformatted for print purposes and can be found at:
<http://www.nrdc.org/health/kids/ocar/chap5.asp>

Our Children At Risk

The 5 Worst Environmental Threats To Their Health

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CHAPTER 5

PESTICIDES

INTRODUCTION

Pesticides are chemicals designed to kill, control, or repel insects, plant diseases, weeds, rodents, and germs. Most pesticides are used in agricultural production, suppressing pests on hundreds of different crops including fruits, vegetables, nuts, and cereal grains. Now a standard part of most farming operations, pesticides are one reason that farm productivity has increased 82 percent in the past thirty years.^[1] Pesticides are also used to ward off unwanted organisms in homes, schools, parks, hospitals, and office buildings. Readily available in retail stores or through commercial applicators, pesticides are a popular choice for homeowners grappling with nuisance pests. Seventy-four percent of American households (or 70 million) used some type of pesticide at a cost of \$1.9 billion in 1994.^[2]

Within the past three decades, pesticide use in agriculture and for home and industrial purposes has increased by 50 percent.^[3] Total pesticide use in the United States, including wood preservatives and disinfectants, is about 2.2 billion pounds of active ingredients in a typical year (1994), or eight pounds for every man, woman, and child in the country.^[4] Approximately 875 pesticide active ingredients are formulated into 21,000 different products.^[5] Pesticide products also contain inert ingredients -- which are not identified by name on product labels due to trade secrecy -- that may be hazardous.

Because of their inherent toxicity and widespread use, pesticides pose a serious threat to public health, particularly to infants and children. Children can routinely come in contact with pesticides and few, if any, of their common surroundings are left untouched by these chemicals. In 1993 the National Academy of Sciences issued a report documenting that children are uniquely vulnerable to pesticides, and that government standards for residues in food do not adequately protect children. Children's exposure to pesticides is greater than adults because of their distinctive diet and play activities. Physiological immaturity also makes them particularly susceptible to the toxic effects of pesticides.

The young are vulnerable to a wide range of health effects related to pesticide exposure. Case reports and epidemiological studies indicate an association between pesticide exposure and the development of certain cancers in children including leukemia, sarcomas, and brain tumors. Most major classes of pesticides have been shown to adversely affect the developing nervous system of experimental animals, impairing both mental and motor development. Parental exposure to pesticides, particularly in agricultural areas, has been associated with the development of certain cancers and birth defects in offspring. And

some studies suggest that exposure to pesticides may compromise the immune system of infants and children and exacerbate their risk of infection and disease.

Public concern about children's exposure to pesticides is warranted. Government programs have failed to significantly reduce public exposure to pesticides or educate people about alternative pest control methods. In 1972, Congress passed the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) requiring health and safety testing of all pesticides. Although information implicating the hazards of pesticides has been accumulating under FIFRA, government action to adequately protect the public, particularly children, has been insufficient. Pesticide manufacturers continue to aggressively market their products despite mounting evidence of health and environmental effects.

Ultimately, a comprehensive effort by government, business, consumers, parents, and farmers is needed to reduce society's overall reliance on hazardous pesticides. Fortunately, concerned citizens throughout the country are moving toward this goal at the local level. Community leaders are demonstrating how to reduce the need for pesticides and protect the health and well-being of their communities.

HAZARDS OF PESTICIDES

Epidemiological and laboratory studies contribute to a growing body of evidence linking pesticide exposure to adverse health effects including cancer, birth defects, reproductive harm, neurological and developmental toxicity, immunotoxicity, and disruption of the endocrine system.

Based on experiments in laboratory animals, the U.S. Environmental Protection Agency (EPA) has identified at least ninety-six different pesticide active ingredients registered for use that are potential human carcinogens.¹²¹ Studies of human populations, particularly farmers, also demonstrate the carcinogenic potential of certain pesticides. A 1992 National Cancer Institute review of two dozen epidemiological studies found pesticides to be one of five likely suspects explaining why farmers had elevated risks of several forms of cancer including Hodgkin's disease, multiple myeloma, leukemia, melanoma, and cancers of the lip.¹²² There is some evidence that the breakdown product of the organochlorine pesticide DDT, which is now banned but still persists in the environment, may be associated with breast cancer.¹²³

Studies demonstrate that in addition to acute poisoning, pesticides can cause long-term damage to the nervous system. Every year, an estimated 300,000 farmworkers are poisoned by pesticides.¹²⁴ According to the Office of Technology Assessment, an estimated 4 to 9 percent of agricultural and other workers acutely poisoned by pesticides experience delayed persistent neurological and psychiatric effects including agitation, insomnia, weakness, nervousness, irritation, forgetfulness, confusion, and depression.¹²⁵ Additional studies of agricultural workers indicate that pesticide poisoning can lead to poor performance on tests involving intellectual functioning, motor skills, and memory.¹²⁶

Some pesticides are associated with diminishing reproductive capacity and causing birth defects. The state of California maintains a list of reproductive toxins that currently includes fifteen pesticides, ten of which are still in use. The California Department of Pesticide Regulation (DPR) evaluates pesticides for their potential to cause birth defects and reproductive harm. Of the sixty-three chemicals evaluated by the DPR, fifteen have tested positive for birth defects and twenty-two have tested positive for other reproductive effects in experimental studies.¹²⁷

There is growing awareness in the scientific community that toxic chemicals, including pesticides, can damage the immune system. Laboratory animal studies indicate a variety of immunotoxic effects from exposure to certain pesticides, particularly several organochlorine and organophosphate insecticides.¹²⁸ The immune system plays a critical role in helping ward off disease.

SPECIAL VULNERABILITY OF CHILDREN

Children and infants are uniquely susceptible to the effects of pesticides because of their physiological immaturity and greater exposure to pesticides. Differences in exposure are considered a more important source of differences in risk than age-related differences in toxicological vulnerability.

Greater Exposure to Pesticides

The most important factor determining children's increased risk from pesticides is their greater exposure. Compared to adults, children, on a body-weight basis, consume more food and water and breath more air. The skin surface area of an infant per unit of body weight is double that of an adult.¹¹⁴ The normal respiratory volume of a resting infant is twice that of a resting adult.¹¹⁵ Caloric consumption by infants per unit of body weight is approximately two and a half times higher than for adults.¹¹⁶

A child's diet is far less varied than an adult's. In particular children consume large quantities of milk, fruit, and fruit juices. The average one-year-old drinks twenty-one times more apple juice, eleven times more grape juice, and nearly five times more orange juice per unit of body weight than the average American.¹¹⁷ Infants and children also drink two and a half times as much water daily than adults do as a percentage of their body weights.¹¹⁸ Fruit, fruit juice, and water contain pesticide residues.

Because of their higher rate of breathing, children are more highly exposed to pesticides that remain in indoor air. Compared to their parents, children living in homes with indoor air contaminated with the pesticide pentachlorophenol (PCP), were found to have close to twice as much PCP in their blood as their parents.¹¹⁹ Children also spend a lot of time closer to the ground than adults thus they are more likely to come into contact with pesticides that concentrate in this breathing zone. Children also have greater hand-to-mouth activity, increasing opportunities for direct ingestion of pesticide residues in dirt or dust.

Greater Physiological Susceptibility to Pesticides

Of principal concern is that during the first six years of life the central nervous system is still developing and is thus vulnerable to neurotoxic pesticides. And during periods of rapid growth, specifically infancy and adolescence, cells and tissues are proliferating, so that carcinogenic pesticides can have a greater impact at these stages of life.¹²⁰

Available human and experimental animal data suggest that children are more vulnerable than adults to the neurotoxic effects of pesticides. In several cases of human poisoning by organophosphate insecticides, fatality rates were higher in children than in adults.¹²¹ Tests on young rats and mice demonstrate a progressive decrease in susceptibility to organophosphate insecticides with increasing age.¹²²

According to the National Academy of Sciences, concern about children's exposure to pesticides is valid because "exposure to neurotoxic compounds at levels believed to be safe for adults could result in permanent loss of brain function if it occurred during the prenatal and early childhood period of brain development."¹²³

The primary reason infants and children are believed to be more vulnerable to neurotoxic insecticides is because of their increased absorption and decreased elimination through the gastrointestinal tract. Infant kidneys, for example, are immature and cannot excrete foreign compounds such as drugs as quickly as adult kidneys.^[24] The result is that for some organophosphate compounds the lethal dose in immature animals has been reported to be only 1 percent of the lethal dose in adult animals.^[25]

Researchers have documented that the body's ability to metabolize and break down organophosphate insecticides, such as chlorpyrifos, is dependent upon adequate production of a particular enzyme (paraoxigenase-1), and enzyme production is genetically controlled in humans and can differ within the human population by a factor of 15. Children in the first few months of life have very low levels of the enzyme.^[26] In fact, a reported case of an unusually severe poisoning (red blood cell cholinesterase levels reported to be 50 percent below normal) of an eleven-day-old boy exposed to food and clothing in his home contaminated with chlorpyrifos further suggests that children and infants may be more susceptible to chlorpyrifos poisoning than adults.^[27] A study in rats supports this finding: in the seven-day-old rat, the maximum tolerated dose of chlorpyrifos was one-sixth the maximum tolerated dose in the adult; one-day-old rats were found to be four times more sensitive to chlorpyrifos than seven-day-old rats; and one-day-old rats exposed to chlorpyrifos were more deficient in DNA and protein synthesis in the brain than eight-day-old rats exposed to chlorpyrifos.^[28]

Although more comprehensive research is needed, some studies in laboratory animals suggest that, compared to adults, the developing fetus may be more sensitive to the potential immunotoxic effects of exposure to pesticides.^[29] In rats, for example, the developing immune system has been shown to be more vulnerable to the effects of the dioxin TCDD, compared to a mature immune system.^[30] TCDD suppressed the developing immune system of neonatal rats but not of adult rats. TCDD has been found as a contaminant in two forms of the common herbicide 2,4-D and is suspected as a contaminant in at least thirteen other pesticides.^[31]

While not conclusive, laboratory studies indicate that animals can be at greater risk of developing cancer following exposure to a carcinogen if the exposure begins in infancy rather than later in life. This is because during infancy cells are rapidly dividing and any cellular mutation that occurs at this time is likely to be passed on to "daughter" cells before it can be repaired. Secondly, compared to adults, children have a much longer expected life over which carcinogenic action may occur.^[32]

Adverse Health Effects in Children

Pesticides have been associated with certain childhood cancers, found to adversely affect the nervous system, and linked with birth defects and altered function of the immune system.

Leukemia

As well as case reports, several separate epidemiological studies document a relationship between the development of childhood leukemia (cancer which causes an excessive production of abnormal white blood cells) and parental exposure to pesticides.^[33] A study of childhood leukemia cases in Shanghai found a more than threefold increase in risk associated with maternal occupational exposure to pesticides.^[34] In 1989, the Children's Cancer Study Group reported that, among families with children with acute non-lymphoblastic leukemia, pesticide exposure was the most consistently associated potential cause of the disease. Children regularly exposed to pesticides in the household had a 3.5 times greater incidence of leukemia than those not exposed there. In a 1987 National Cancer Institute study, the risk of childhood leukemia increased nearly four times when pesticides were used within the house at least once

per week, and increased more than six times when garden pesticides were used at least once per month.¹²⁹ Children of fathers with jobs including pesticide exposure had a 2.7 times higher risk of contracting the disease when compared to controls.¹³⁰

Brain Tumors

Children diagnosed with brain tumors in the Baltimore area were more than twice as likely to have been exposed to insecticides during household exterminations than children without cancer.¹³¹ A 1993 study documents a relationship between childhood brain cancer cases in Missouri children and the use of pesticides in and around the home. Compared to healthy children, brain cancer was nearly five times more likely for children treated with Kwell shampoo, which contains the cancer-causing insecticide lindane, to control head lice; five times as likely if parents used pest strips containing the insecticide DDVP; and five times more likely if they used flea collars on pets.¹³² Additional studies are necessary to resolve issues of childhood cancers and household pesticide use.

In a study of cancer incidence among the offspring of parents engaged in agricultural production in Norway, children had a tripled risk for certain types of brain tumors associated with pesticide use.¹³³ For other types of brain tumors, pesticide use was associated with a nearly doubled risk. Interestingly, this study indicated that pesticides pose a risk for cancer during infancy and early childhood (birth to four years), whereas contact with agricultural animals and, in particular, poultry and pigs, constitutes a risk for malignancies most typical of late childhood and adolescence.

Sarcomas, Lymphomas, and Wilms' Tumors

In a San Francisco Bay Area study, children whose fathers were occupationally exposed to pesticides were found to be six times more likely than other children to develop Ewing's sarcoma, a rare bone tumor. Having fathers with agricultural occupations was found to increase a child's risk of contracting this cancer by ninefold.¹³⁴ A study of children diagnosed with cancer in the Denver area found a strong association between parents' application of pesticides in the yard and the development of soft tissue sarcomas. This same study found that children with lymphomas (cancer of the lymph system) were twice as likely to have been exposed to insecticides during household exterminations compared to healthy children.¹³⁵ In a study of Wilms' tumor (malignant tumor of the kidney) among children in Brazil, consistently elevated risks of Wilms' tumor were associated with parental exposure to pesticides through farm work.¹³⁶

Nervous System Damage

The nervous system includes the brain, spinal cord, and peripheral nerves and is responsible for regulating and coordinating body activities. Pesticides can cause both acute and chronic damage to children's nervous systems. Children acutely exposed to neurotoxic pesticides are susceptible to symptoms of poisoning much like adults,¹³⁷ ranging, depending on exposure levels, from headache and nausea to convulsions and death.

Few pesticides have been evaluated for their ability to cause chronic, permanent damage to immature, developing nervous systems. Additional research is critically needed due to the vulnerability of the central nervous system, which continues to develop until puberty. Available evidence, however, suggests that deleterious effects should be expected. Infants exposed before and after birth to residues of the fungicide methyl mercury in contaminated wheat suffered severe impairment of motor and mental development.

Another fungicide, hexachlorobenzene, was found to cause muscular weakness, numbness, and convulsions in children exposed immediately after birth.^[63]

Data on polychlorinated biphenyls (PCBs); industrial compounds that are structurally similar to many chlorinated hydrocarbon pesticides, demonstrate that exposure during fetal development and infancy to relatively low levels of PCBs may cause subtle, long-lasting neurological effects. PCBs have been found to cause developmental problems and learning disabilities in children of women who consumed PCB-contaminated fish from Lake Michigan several times per month for six years before pregnancy. PCBs from the fish that accumulated in the mothers' bodies were passed along to their children, who exhibited cognitive, motor, and behavioral deficits shortly after birth and continuing until eleven years of age.^[64]

Experiments in young animals demonstrate that pesticides can alter neurological function and cause subtle neurobehavioral impairments when exposure occurs during the period of nervous system development immediately before or after birth. Processes such as learning ability, activity level, and memory, as well as emotion, sight, and hearing can all be affected. Most major classes of pesticides, including the organochlorines, organophosphates, carbamates, chlorophenoxy herbicides, and pyrethroids have been shown to adversely affect the developing nervous system of laboratory animals.^[65]

Birth Defects

Two to four percent of liveborn children have congenital birth defects, and although much remains unknown about possible causes, environmental agents are an important risk factor.^[66] Although information is limited, available studies suggest that depending on when and to what extent exposure occurs, pesticides may alter the growth, development, and acquisition of normal organ function.

A few of studies suggest that in selected instances, paternal and maternal exposure to certain pesticides may cause birth defects including anencephaly (incomplete bone development in the skull), cleft palate, limb malformations, biliary atresia (missing or underdeveloped bile ducts), heart defects, and facial and eye deformities.^[67]

Living and working in agricultural areas has been shown in several studies to be associated with an increased risk of delivering a child with birth defects. In California, mothers living in counties of high agricultural productivity or with high pesticide use were found to be at greater risk of giving birth to children with limb reduction defects than mothers living in areas of low agricultural productivity and low pesticide use.^[68] A study of pregnant women in Iowa and Michigan found an association between maternal exposure to multiple pesticides and an increased risk for cleft palate in offspring.^[69] A new study in Minnesota found a significantly increased rate of birth defects in the offspring of private pesticide applicators and in regions of the state with highest frequency of use of chlorophenoxy herbicides and fungicides.^[70] Laboratory animal studies indicate that when exposure occurs at high doses, most pesticides are toxic to developing organisms.^[61]

Immune System Effects

The immune system protects the body against foreign agents and helps ward off infectious diseases and the growth of cancerous tissue. There is increasing awareness within the scientific community that toxic chemicals can suppress the immune system. A recent report reviewing a substantial body of scientific evidence concluded that pesticides now in use worldwide damage the immune system.^[71] Studies in experimental animals demonstrate that pesticides, particularly organochlorine and organophosphate insecticides, play a role in suppressing the immune system.^[72] Evidence for the immunotoxic effects of

pesticides in humans is limited. Data are also sparse as to the mechanisms by which pesticides disrupt immune system functioning and the relationship between such damage and the development of clinical diseases in humans.

Several studies of the widely used organochlorine pesticide pentachlorophenol (PCP) begin to establish a possible link between children's exposure to pesticides, immune system dysfunction, and increased susceptibility to disease. PCP is most commonly used as a wood preservative and can be found in the indoor air of homes built with PCP-treated logs. Dioxin, a contaminant of PCP, has been found to suppress the immune systems of laboratory animals.^[64] Ten families with children at least eight years old living in homes built with PCP-treated logs were found to exhibit a variety of immunotoxic effects at the cellular level. Furthermore, extensive interviews with family members revealed an "excessive incidence and persistence of cold and flu-like illnesses." The individuals in particular complained of nausea, vertigo, skin rashes, headaches, and allergies.^[65]

A recent study of PCP levels in human blood and urine samples found that mean blood serum levels of residents living in PCP-treated log homes were ten times higher than in residents of conventional homes, and PCP blood levels in children were close to twice those of their parents.^[66]

In northern Canada, Inuit Indian infants are highly susceptible to infections, exhibiting thirty times greater incidence of meningitis. Researchers suspect that infants' immune systems are suppressed from high concentrations of organochlorine pesticides and other persistent compounds in the breast milk of nursing mothers. Pesticide residues in breast milk are high because the Inuit traditional diet includes arctic marine mammals which bioconcentrate and magnify residues of persistent organochlorine compounds.^[67]

As discussed in a recent report by the World Resources Institute, epidemiological studies in Moldova, in the former Soviet Union, have implicated pesticide exposure in increased rates of infectious disease. In one study, teenagers in villages with the greatest pesticide applications exhibited rates of infections of the respiratory and digestive tracts two to five times and three times higher, respectively, than controls from areas of lower use.^[68] Based upon this association, researchers conducted a retrospective study of healthy children's immune systems in these villages. Nearly 80 percent of highly exposed infants and children showed significant deviations in more than five immunological parameters.

Children of Color

Some evidence suggests that children of color may be more vulnerable to pesticides in certain situations both because of physiological characteristics and because of greater opportunities for exposure. The children of farmworkers are also potentially heavily exposed to pesticides because they accompany their parents to the fields, live in housing contaminated by pesticide drift from nearby fields, and occasionally work in the fields themselves.^[69]

A recent California Department of Health Services pilot project suggests a potential for higher residential exposure to some pesticides for children of farmworkers versus children of non-farmworkers. Homes sampled were within one-quarter mile of agricultural fields where approximately fifty agricultural pesticides were used during the study period.^[70] A total of ten different pesticides were detected in the house dust samples. Half of the homes sampled had at least one resident who was a farmworker. The pesticides (chlorpyrifos and diazinon) were found only on the hands of farmworker children. In two farmworker homes, risk estimates for toddlers' ingestion of diazinon based on concentrations detected in house dust exceeded the EPA's reference dose for cholinesterase inhibition. The study did not look at the ethnicity of the home residents; however, the vast majority of farmworkers in the area of study are people of color.

Children who are African-American, Mediterranean, Middle Eastern, or Asian in ancestry are more likely than European-American children to lack an enzyme that is necessary for breaking down the pesticide

naphthalene a common ingredient in mothballs. Without the enzyme, children of color are more likely than European-American children to suffer from acute hemolytic anemia (premature destruction of red blood cells) after exposure to naphthalene.^[21] Children who come in contact with mothballs can be exposed to naphthalene by the inhalation of fumes; absorption through touching, or accidental ingestion.

▶ BACKGROUND: PESTICIDE USE AT HOME

SOURCES OF EXPOSURE

Children encounter pesticides throughout their environment, including at home, at school, in playgrounds, in hospitals, and in many public buildings and parks. Children also consume water and foods that are often tainted with pesticide residues.

When children come in contact with pesticides, the pesticides enter the body through four possible routes: the skin, lungs, mouth, and eyes. The skin is the largest organ in the body, and for its size a child's skin surface is twice that of an adult per unit of body weight.^[22] When skin is wet, cut, or irritated, pesticides can penetrate even faster.^[23] Pesticides applied as foggers, bombs, and aerosols generally have the smallest particle size and thus are the most readily inhaled.^[24] Children ingest pesticide residues from contaminated food and drinking water and by accidentally ingesting dust.

▶ BACKGROUND: CHLORPYRIFOS: HOW CHILDREN ARE EXPOSED TO PESTICIDES FROM MULTIPLE SOURCES

Parental Occupational Exposure

Children can be directly exposed to pesticides brought home on parents' work clothes or exhaled from parents' lungs. In a review of thirty-two different epidemiological studies involving exposure to pesticides and other chemicals, University of Southern California researchers concluded that parental occupational exposure to chemicals such as pesticides increases the risk of childhood cancer.^[25]

Indoor Air and Surfaces

In 1990, the EPA conducted a study to estimate levels of exposure to selected household pesticides experienced by the general population.^[26] ~~Thirty-two different pesticides and degradation products were~~ detected at least once in air samples taken inside and outside the home. The most frequently detected pesticides were the widely used household insecticides chlorpyrifos, diazinon, and propoxur; ortho-phenylphenol, an active ingredient in disinfectants; and the now banned insecticide chlordane. Indoor air was found to have much higher concentrations of pesticides than outdoor air — a significant finding given that small children spend close to 90 percent of their time indoors.^[27] Overall, the study estimated that 85 percent of the total daily exposure to airborne pesticides was from breathing air inside the home.^[28]

A study published in the *American Journal of Public Health* examined air and surface residues following indoor treatment for fleas with the insecticide chlorpyrifos (under the trade name Dursban). Three to seven hours after application, insecticide concentrations were found to be much higher in the infant breathing zone nearest the floor than in the more ventilated adult breathing zone. In addition, insecticide residues were found on the carpet twenty-four hours after application. Researchers estimated that the total amount of insecticide that infants would absorb (primarily through their skin) up to twenty-four hours after application was ten to fifty times higher than what the EPA considers an acceptable exposure for adults.¹⁰⁵

A review of thirty-seven children poisoned by organophosphate and carbamate pesticides in Dallas revealed that each child was exposed at home and nearly 70 percent of the cases occurred when a child ingested or drank improperly stored products.¹⁰⁶ In 15 percent of the cases, however, children developed symptoms thirty-six hours after the house was sprayed or fogged. The authors concluded that children absorb pesticides through the skin from contaminated carpets and linens.

In a pilot study of nine homes occupied by families with children between the age of six months to five years, pesticides were detected in all homes -- with a total of 23 different pesticides detected in the study.¹⁰⁷ The number of pesticides detected at each home ranged from 8 to 18. The most frequently detected pesticides were chlordane, chlorpyrifos, dieldrin, heptachlor and pentachlorophenol. The greatest number of pesticides and highest concentrations were found in carpet dust, resulting from indoor treatment and track-in, potentially exposing infants and toddlers through dermal contact and oral ingestion.

Household Dust and Soil/Drift

At home or in daycare, small children spend considerable time on the floor, where they come in contact with and ingest dust and soil. Toddlers (under the age of five), through normal play and hand-to-mouth activity, ingest two and a half times more soil around the home than adults,¹⁰⁸ and overall, children are estimated to consume 0.01 g to 1.3 g of soil every day.¹⁰⁹

Pesticides used around the home persist in dust, and those used on lawns, gardens, and nearby farms end up in soil and are tracked into the house on shoes and pets. Pesticides in soil and dust in indoor environments persist longer than they do outside, where exposure to sun and rain helps break down pesticide residues. In general, pesticides concentrate at higher levels in household dust than in soil.¹¹⁰ One study measured the transport of lawn-applied herbicides to indoor carpet surfaces and carpet dust. Routine foot traffic across treated lawns brought herbicide residues into residences. Dirt tracked into homes via shoes transferred herbicides to carpet surfaces and carpet dust. Study researchers estimated that 2,4-D would persist in carpet dust up to one year after lawn application.¹¹¹

Children who live and play in agricultural areas are at higher risk of exposure to pesticides in dust and soil. Researchers in Washington State found that pesticide residues were highest in dust and soil from homes located in closest proximity to agricultural operations.¹¹² In California, the children of migrant farmworkers living near sprayed fields experienced depressed cholinesterase activity and symptoms of acute pesticide exposure. Nearly one in five of these children had below-normal cholinesterase levels even though they did not work in the fields. Residential exposure to pesticide drift was considered responsible.¹¹³

Pets

Children who play with pets treated for fleas, ticks, and other pests can be exposed to pesticides. Flea

collars, shampoos, soaps, sprays, dusts, powders, and dips usually contain an insecticide. Common insecticides for pets include pyrethrins such as permethrin and organophosphates such as chlorpyrifos, diazinon, and phosmet.¹¹²⁴ A study of 238 households in Missouri found that 50 percent used insecticides to control fleas and ticks on pets.¹¹²⁵

Schools

Pesticides are the management tool of choice for most pests that schools contend with including cockroaches and ants in cafeterias, classrooms, and offices, and rodents in waste storage areas and overgrown brush and weeds outdoors. While at school, children come in contact with dust particles and surfaces such as carpets, books, and plastics that can potentially harbor pesticide residues. This means that even if pesticides are applied after school hours, children are still at risk.

Although there has not been a nationwide evaluation of pesticide use in schools, several organizations have documented the extent of pesticide use within school districts in major metropolitan areas, including in the states of California, New York, Texas, and Washington.¹¹²⁶ In general, these reports conclude that potentially dangerous pesticides are routinely applied in schools with little or no warning to parents or school staff.

The Northwest Coalition for Alternatives to Pesticides has collected information about childhood illnesses related to pesticide exposure in schools. In some instances, illnesses resulted from applications made in accordance with label directions.

- In 1993, chlorpyrifos and dichlorvos were applied for ant control in North Powellhurst School in Oregon. Soon after, at least sixty-five individuals, including infants, children, pregnant teenagers, teachers, and school staff reported nausea, vomiting, diarrhea, massive headaches, rashes, dizziness, itching eyes, sore throats, and other symptoms. The school was closed, cleaned and reopened, and eventually closed early because students and staff continued to experience health effects.¹¹²⁷
- In 1992, children, teachers, and staff at New York's Eastchester High School suffered headaches, eye and respiratory irritation, and nausea following their return to school after it had been sprayed for roach control with the pesticides chlorpyrifos, diazinon, and permethrin. The school was forced to close for three weeks to clean up the pesticide residues.¹¹²⁸
- In 1989 in Yakima, Washington, a first-grader mistakenly ate several granules of the toxic insecticide Di-Syston. This exposure almost killed the boy and left him permanently sensitized to minute pesticide exposures.¹¹²⁹
- In West Virginia, students and staff at an elementary school were found to suffer from persistent fatigue, nausea, respiratory problems, and numbness in their limbs over a four-year period because the school was contaminated with the now banned termiticide, chlordane. Federal investigators finally closed the school in 1989 after concentrations of chlordane were found eleven times the evacuation threshold.¹¹³⁰
- Close to 300 students and four teachers at Homer Davis Elementary School in Tucson, Arizona, in 1987 became nauseated in class and were evacuated to hospitals after the organophosphate insecticide malathion was sprayed by a neighbor and then sucked into the building ventilation ducts.¹¹³¹
- In 1986, twenty-eight students and two faculty members at Waianae Elementary School in Hawaii developed headaches, stomach aches, breathing difficulties, and nausea after their school was

treated with a flea spray containing chlorpyrifos. It was subsequently discovered that the children became sick from exposure to the "inert" ingredient, xylene, not the active ingredient, chlorpyrifos.¹¹⁸¹

Food

Pesticide residues are widespread in the U.S. food supply. Data from the Food and Drug Administration (FDA) for the past nine years show that between 33 and 39 percent of the food supply in any given year contains detectable pesticide residues.¹¹⁹¹ In 1995, the USDA's Agricultural Marketing Service tested nearly 7,000 fruit and vegetable samples and detected residues of sixty-five different pesticides. Sixty-five percent of the samples contained pesticide residues.¹¹⁹² According to the National Academy of Sciences, diet is an important source of exposure to pesticides, particularly for children, some of whom are exposed to pesticide residues in food above levels considered safe by the federal government.¹¹⁹¹

Children eat foods containing pesticide residues. An average one-year-old's top ten favorite foods are apple juice, grape juice, oats, bananas, milk, apples, orange juice, pears, wheat, and peaches.¹¹⁹³ On a body-weight basis, young children consume these foods at levels from three to twenty-one times greater than the average adult American.¹¹⁹³ According to monitoring by the FDA, pesticide residues were detected in 50 percent of the samples of these foods.¹¹⁹⁴

Foods commonly consumed by children are likely to carry more than one pesticide. An analysis conducted by the Environmental Working Group (EWG) of the FDA monitoring results found 108 different pesticides in just twenty-two fruits and vegetables; forty-two different pesticides were detected on tomatoes, thirty-eight were detected on strawberries, and thirty-four were detected on apples.¹¹⁹⁵ Based on FDA data on U.S.-grown and imported food, the EWG has also ranked the following fruits and vegetables as containing the most residues of the most toxic pesticides: strawberries, bell peppers, spinach, cherries, cantaloupes (grown in Mexico), apples, apricots, green beans, grapes (grown in Chile), and cucumbers. In contrast, avocados, corn, onions, sweet potatoes, cauliflower, Brussels sprouts, grapes (grown in the U.S.), bananas, plums, green onions, watermelons, and broccoli were found to have the least pesticide contamination.¹¹⁹⁵ (EWG identified the food's country of origin only where considerable difference between pesticide residue levels existed between foods from different countries.)

Processed baby foods can also contain pesticide residues. According to recent testing by the EWG, sixteen pesticides were detected in eight baby foods sampled. Five different pesticides were found in pears, four in applesauce, and three in peaches, plums, and green beans. Residue levels were generally below those found in fresh fruits and vegetables.¹¹⁹⁶

Children taking certain medications may be at increased risk for adverse effects from pesticide exposure. Children taking anti-epileptic drugs, other drugs that act on the central nervous system, propranolol and digoxin, and drugs that alter hepatic blood flow may be at risk if exposed to certain pesticides. For example, the fungicide thiram may potentiate or magnify the effects of diphenhydramine (Benadryl), dimenhydrinate (Dramamine), and methylphenidate (Ritalin) -- all drugs given to children.¹¹⁹⁷

Playgrounds

Playground structures made of wood are usually treated with wood-preserving pesticides such as pentachlorophenol (PCP) and chromated copper arsenate (CAA), a mixture of arsenic, copper, and chromium. Arsenic is a known human carcinogen,¹¹⁹⁸ and PCP is classified as a probable human carcinogen.¹¹⁹⁹ Children can absorb wood preservatives through their skin when they climb and touch the wood. They can also ingest the preservatives when they put their hands in their mouths and consume

nearby contaminated dirt or sand. Several studies have found that measurable amounts of arsenic and PCP are dislodged from treated wood structures, particularly those without sealants.¹³¹¹

Drinking Water

Children's exposure to pesticides in drinking water is discussed in Chapter 7.

▶ BACKGROUND: CHILDHOOD PESTICIDE POISONING

WHAT YOU CAN DO

Eliminate the Use of Toxic Pesticides In and Around Your Home

Most people do not realize that the pesticides they use in and around their home can be hazardous to their health. People often assume that if a pesticide has been registered for use by the federal government then it must be safe. This is not necessarily true, particularly considering the lack of testing of the effects of pesticides on children. You can reduce your exposure to pesticides and in some cases avoid using them altogether by taking the following steps:

Identify the pest. Don't hire someone to spray your home or lawn without first identifying that a pest problem actually exists. Many lawn care companies and pest control services suggest that you spray routinely on a "calendar" basis without necessarily making sure there is a need first. These services do not prevent pest problems; they simply apply pesticides without identifying a pest infestation or determining the reason it exists. If you need help identifying a pest, you can ask your local garden store or contact the local county agricultural extension officer.

Determine if you can tolerate it. Once you determine what the pest is, decide for yourself whether the level of infestation is tolerable. A few ants, for example, can be managed with a swipe of the sponge, whereas an army of ants marching across your kitchen floor is probably a bit too much.

Try non-toxic methods first. If you need to take action, first try non-toxic methods. This will involve identifying why a pest exists and where it comes from. In many cases, for example, you can reduce ant infestations by caulking and plugging up points of entry. If you have to use a chemical, try those that are less volatile and don't need to be sprayed throughout the house. For example, cockroaches and ants can be managed with boric acid baits and sorptive dusts applied in a localized area instead of insecticide sprays. Termites can now be controlled with the use of heat instead of chemical fumigants.¹³²¹

Use commercial pest control and lawn care companies with experience in IPM (Integrated Pest Management). If you are in the practice of hiring a lawn care or commercial pest control company, there are a number of basic questions worth asking to ensure your safety and find out if there are options other than the use of synthetic pesticides. Make sure that the business is registered and licensed in your state as a certified pesticide applicator, and doublecheck to make sure it has liability insurance that covers accidents and misapplications. Most importantly, inquire about alternative treatment methods instead of pesticides. Although not widespread, companies specialized in developing integrated pest management approaches that prevent pest problems from occurring in the first place rather than treatment after the fact do exist.

Take extra precautions with pesticides. If you have to use a pesticide, try to avoid exposure by wearing protective clothing or simply by staying away from the application site for a while. Some pesticides volatilize and leave the site relatively quickly, whereas others are likely to stick around. Read the label directions thoroughly and make sure to keep kids and pets out of the area for as long as possible after the application.

Work with School Boards to Reduce Pesticide Use and Adopt IPM Programs

Fortunately, dramatic reductions in pesticide use in schools are possible without threatening the health of students or the financial well-being of educational institutions. The most successful approach has been to implement Integrated Pest Management (IPM) programs. IPM is an approach to controlling pests that relies first and foremost on monitoring to determine whether or not pest problems exist and at what level of infestation mitigation should occur. Instead of applying pesticides on a weekly or monthly calendar basis, as many schools do, IPM calls for determining whether treatment is necessary and then seeking the least toxic method of control. In many cases certain pests can be physically trapped or excluded instead of killed with chemicals. Vacuums, caulking guns, and thick soapy water are often perfectly adequate treatment methods for common school pests. Other techniques for more troublesome pests include boric acid, heat, sandblasting, and insect growth regulators.

According to the EPA, "Schools across the nation that have adopted such programs report successful, cost-effective conversion to IPM. IPM can reduce the use of chemicals and provide economical and effective pest suppression."¹³³¹ For example, in Gwinnett County, Georgia, the county public school system -- the third largest in Georgia and 33rd largest in the United States -- implemented an IPM program in 1990 that reduced the annual pesticide costs by 44 percent with no reduction in control effectiveness.¹³³⁴

Parents can play an important role in reducing or eliminating pesticide use in schools. In fact, in cases where school IPM policies have been adopted, the parents' role as educators and advocates has been critical.

Buy Organically Grown and In-Season Foods

There are many ways that parents can reduce their children's exposure to pesticides in food. First, buy organically grown foods whenever you can. Organic foods have been grown and processed without the use of synthetic pesticides or fertilizers. Many states have laws defining the term "organic." In addition, third-party organizations exist to certify food as organic. Look for foods certified as organic under established state law or a third-party certifier.

Organic food sales in the U.S. continue to increase dramatically. In 1994, sales of all organic food types were close to \$2.8 billion dollars, a 22 percent increase over sales in 1993.¹³³⁵ Purchase food certified by a third party, such as a state or regional organic farming association, to ensure that it is organic.

In addition to fresh fruits and vegetables, a wide variety of processed and packaged foods made with organic ingredients are now available. According to a recent survey by the nonprofit organization Mothers and Others, packaged foods such as cereals, bread, pasta, frozen vegetables, canned fruits, cheese, and crackers made from organic foods are priced competitively with non-organic foods.¹⁴⁰¹ Particularly try to buy your child's favorite, heavily consumed foods as organic.

Whether you are buying organic or not, always try to purchase foods that are in season. Buying foods in season is another way to reduce your exposure to pesticides. Fruits and vegetables sold in the dead of winter such as grapes and tomatoes are often imported from other countries where pesticide laws are less stringent than in the United States. In fact, pesticides that have been banned in this country for health and environmental reasons can still be produced here and shipped overseas for use on foods

grown for export to the United States. This "circle of poison" not only poses a threat to you as a consumer but also to farmworkers in those countries who are directly exposed to highly hazardous pesticides. Furthermore, foods shipped long distances are commonly treated with pesticides after harvest.

One way to buy organically grown, in-season foods is to shop at your local farmers' market. You can talk directly to the farmer about his or her growing practices and find out for yourself if they use pesticides or not. Another way to make sure you and your family have a consistent and affordable supply of organic produce is to become part of a local "Community Supported Agriculture" (CSA) system. CSAs take many forms but most often involve contracts between a group of people and a farm to grow certain kinds of foods that are delivered weekly in the neighborhood. CSAs are becoming more and more popular and now total 500 nationwide.¹¹⁴²¹

If you cannot buy organic produce, wash fruits and vegetables and peel where appropriate. This can remove some pesticide residues limited to the surface of the food. However, many pesticides are systemically distributed throughout the produce item or are not soluble in water.

▶ BACKGROUND: HEAD LICE: A GROWING PROBLEM

EXAMPLES OF COMMUNITY ACTIONS TO REDUCE PESTICIDE USE AND EXPOSURE

People throughout the country are successfully organizing within their local communities to reduce their exposure to pesticides. The following examples illustrate the power of individual citizens to effect change.

Phyllis Marburger of Snellville, Georgia, recently convinced her local Kroger's supermarket to stock organic produce. Phyllis first sent Kroger's a petition requesting the store to carry organic foods, signed by twenty-five parents at a local school fair. After the store refused the request, she approached the produce manager, and when he wasn't interested she convinced the produce buyer for the entire southeastern region to give it a try. Three years later, Kroger's still carries a wide variety of organic fresh fruits and vegetables as well as organic processed foods. Fueled by her success, Phyllis and several other concerned parents formed a non-profit organization, Parents for Pesticide Alternatives (PPA). In addition to their efforts to increase the availability of organic foods, PPA conducted a letter-writing and media campaign and convinced the Georgia Department of Transportation to mow instead of spraying 2,4-D along roadsides.¹¹⁴²¹

Joet Calabrese of Buffalo, New York, was pregnant with her first child when she noticed the city spraying pesticides on the elm trees along her street. Outraged that she had received no notice or warning of the spraying, she launched what turned into a six-year effort to halt the application of the carcinogenic insecticide carbaryl (Sevin) throughout Buffalo. Joet developed a network of friends and experts who could help her educate the media, the citizens of Buffalo, and their elected officials. They approached each member of the city council, district by district, until they received unified support for their efforts. Eventually the city stopped spraying, and individuals within their districts helped manage elm leaf beetle populations using physical barriers around each tree. Their hard work led to the creation of a Pest Management Board that includes physicians, IPM experts, and representatives from the community to advise the city regarding whether or not to use pesticides. They are now looking for ways to reduce pesticide use in schools.¹¹⁴³¹

William Forbes is a pest control operator with the Montgomery County Public Schools in Maryland. Under his leadership, the district adopted an IPM program that resulted in savings of \$36,000 over three

years. Approximately 500 public schools throughout the state of Maryland have adopted or are in the process of adopting IPM programs as a result of the successful effort in Montgomery County.¹⁴⁴⁴

Sharon Taylor first became concerned about pesticide use after she and her son became seriously ill from an aerial application of pesticides to tomato fields near her home. As soon as her health improved, Sharon committed herself to finding ways to reduce pesticide use in her community. In 1987 she began what turned into a four-year effort to convince 180 schools in the San Diego Unified School District to stop indiscriminate pesticide use. Sharon first met with the plant operations and landscape maintenance staff to educate them about the availability of non-toxic alternatives to pesticides. She then went to countless PTA and Teachers Association meetings and worked with the media to let people know about the hazards of pesticides and the importance of trying other alternatives first. In 1991 she and the plant operations staff developed an Integrated Pest Management policy that was adopted throughout the entire district. According to Sharon, it just makes good common sense to avoid putting more poisons in the world, particularly when there is no safe dose for children.¹⁴⁴⁵

Sonya Kugler of Chicago, Illinois, has been active in her community for years in an effort to educate consumers about the environmental and public health benefits of eating organic and locally grown foods. Most recently she persuaded the grocery store chain Dominic's to greatly expand sales and marketing for organically grown foods. In 1988 Dominic's started carrying minimal amounts of organic foods in their 101 stores in the greater Chicago area. Two years ago, Sonya asked Dominic's to participate in a "Shopper's Campaign for Better Food Choices," started by the nonprofit group Mothers and Others. It didn't take long for Dominic's to respond by expanding their shelf space for organic foods from practically nothing to sixteen feet in thirty-three of their stores. They are now carrying numerous products from twenty-seven new companies that produce and manufacture organic foods. Dominic's is an active participant in Organic Harvest Month every September, and they also conduct shoppers' tours throughout the year to educate consumers about how they can eat a "green diet." Sonya believes that the real success of this program stemmed from Dominic's realization that consumer demand for organic food was reality not fiction.¹⁴⁴⁶

Marta Milchman of Nassau County, New York, first became concerned about the health risks of pesticides after being poisoned by exposure to chlordane used to kill termites in her house. Since then she has worked with others in her community to stop the use of pesticides in her school district. She first spoke with parents at PTA meetings, and together they succeeded in persuading the superintendent to adopt a district-wide IPM policy. Now, instead of spraying 2,4-D, bendiocarb (Ficam), and other pesticides, the emphasis is on using techniques that prevent pest infestations, such as keeping rooms clean, repairing structures to eliminate points of entry for pests, and using traps and spot treatment when necessary.

After this success, Marta and other concerned parents established the organization Long Islanders Against Pesticides (LIAP). LIAP, along with the Long Island Coalition for Alternatives to Pesticides and One in Nine, an organization fighting breast cancer, began working together to establish an IPM policy for the entire county, with a population of 1.5 million. As of April of 1995, Nassau County requires the implementation of IPM for all county facilities and properties and the development of educational materials about the dangers of pesticides and the availability of alternatives. The Nassau County Health Department has also established a Pesticide Advisory Committee that includes citizen groups.¹⁴⁴⁷

Staff of the East Bay Regional Park District in California's Alameda and Contra Costa Counties have been working for the past twenty years to reduce the use of hazardous pesticides throughout the district's fifty-three parks. According to Jean Peters, a staff member of the district's Ecology Committee, it all began in 1972 after a freeze in the Berkeley hills destroyed thousands of eucalyptus trees. To prevent tree stumps from sprouting, field staff were required to apply the hazardous herbicide 2,4-D. When staff became ill and complained of stomach aches, dizziness, and headaches, management reassured them that 2,4-D was perfectly safe.

While attending a Certified Pesticide Applicator training, staff learned that they had been illegally applying 2,4-D without adequate safety equipment. As members of the American Federation of State, County and

Municipal Employees (Local 2428), they set out to organize a campaign to develop a health-protective policy and program for pesticide use. They began by educating themselves about the health effects associated with 2,4-D exposure and alternative weed control strategies such as Integrated Pest Management (IPM). They then involved the community and used the media and local organizing efforts to get the word out about pesticide use throughout the district.

In the early 1980s, the union's efforts were heard by the publicly elected District Board of Directors, and they stopped the use of 2,4-D and negotiated the establishment of an Ecology Committee charged with developing an IPM policy. Since the policy's inception in 1984, overall pesticide use has been reduced by 75 percent, and the union has a full-time staff person dedicated to implementation of IPM throughout the district. The union's success also spread to the establishment of a Natural Resources Committee that addresses how the regional park system can implement waste reduction, utilize recycled products, and protect wildlife. Jean Peters believes their success is due to the hard work and courage of union members.¹⁴⁸¹

Early in the summer of 1996, the Residents' Committee of the Henry Homer Homes Public Housing Development in Chicago decided effective pest control was one priority in their housing rehabilitation efforts. They invited the **Safer Pest Control Project** to help them develop a safe, less-toxic, cost-effective plan to control the pests (roaches and rodents) that plague many public housing residents. Rodent and roach infestations can trigger asthma attacks, but the pesticides sprayed to control these pests can also set off asthma. Based on IPM, the plan calls for a clean-out of all vacant units, cleaning by residents in occupied units, less toxic and non-toxic baits, and preventive measures like caulking, screening, and better trash disposal. In addition, there are educational programs and outreach for Homer residents, including a comic book explaining non-toxic pest control that was illustrated by a 17-year-old Homer resident.¹⁴⁸²

In October 1996, **San Francisco** adopted an ordinance immediately banning the use by the City of San Francisco of pesticides known to be carcinogens or reproductive toxins, reducing pesticide use by 50 percent by 1998 and eliminating pesticide use by city departments by the year 2000.¹⁴⁸³ Pesticides intended to protect public health, such as chlorine in the city's swimming pools, are exempt. The legislation, among the toughest in the nation, stemmed from a newspaper analysis revealing that three dozen of the sixty pesticides used by the city's Parks and Recreation Department were probable or possible carcinogens or otherwise potentially hazardous to humans.¹⁴⁸⁴

CURRENT REGULATORY FRAMEWORK

Pesticides are principally regulated under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA) and the Federal Food, Drug and Cosmetic Act (FFDCA). Under FIFRA, the EPA is required to review toxicological and environmental fate studies and assess the relative risks and benefits of a pesticide before it can be registered for use. If a pesticide is applied to food crops, the EPA must also establish a legal limit or "tolerance" for each pesticide/crop combination.

Minimum protective standards exist for some pesticides in drinking water under the Safe Drinking Water Act (SDWA). If pesticides end up in the air they are virtually unregulated, with the exception of the Safe Drinking Water and Toxics Enforcement Act, a state law in California that requires warnings for people exposed to chemicals known to cause cancer or reproductive harm.

Historically, the EPA has failed to address children's unique vulnerability to pesticides in establishing regulations to protect public health. For example, tolerance levels for the majority of pesticides on the market have been established based on adult eating habits, and risk assessments have failed to take into account the fact that children are exposed to pesticides from multiple sources. In 1993, the National Academy of Sciences issued a series of recommendations for improving pesticide regulations to better

protect children. As of November 1995, EPA established a new policy stating that risks to infants and children are considered "consistently and explicitly" as a part of all risk assessments developed for EPA decisions and policies.¹⁵²² During the summer of 1996 Congress passed the Food Quality Protection Act (FQPA) amending the federal Food, Drug and Cosmetic Act to require that all pesticide tolerances are revised in order to protect children.

► BACKGROUND: HORMONE DISRUPTORS: EMERGING EVIDENCE OF A FUTURE THREAT

REFORMS NEEDED.

Although the U.S. has one of the most stringent pesticide regulatory programs in the world, substantial reforms are necessary to adequately safeguard children's health. The best protection for children would be a dramatic reduction in the use of pesticides nationwide. National pesticide and agricultural policies need fundamental restructuring to provide broadscale incentives for reducing the use of hazardous pesticides and promoting safe alternatives. While this type of change cannot be accomplished overnight, there are many encouraging signs of progress, including large-scale agricultural producers who have eliminated pesticide sprays and parents who have succeeded in convincing schools to replace the use of hazardous pesticides with alternative, non-toxic methods.

Regulatory standards designed to minimize exposure to pesticides in food, drinking water and air must be established to specifically protect children. With the enactment of the Food Quality Protection Act and the EPA's establishment of a new policy of considering risks to children from environmental hazards in various media, important steps to address children's health have been taken. If this new approach is to effectively protect children from exposure to hazardous pesticides, however, the EPA must take into account a variety of factors that have thus far been ignored in establishing pesticide safeguards. Specifically, decisions must be made based on an assessments of risk that account for children's disproportionate exposure to pesticides compared to adults and their exposure to pesticides from multiple sources, including food, drinking water, indoor air, and surfaces. Consideration must be given to children's greater susceptibility to the effects of certain pesticides, particularly nerve toxins.

Last year, as a result of a long and aggressive effort by the public interest community, federal pesticide laws were substantially overhauled and a comprehensive new law, the Food Quality Protection Act (FQPA) was passed. The FQPA codifies the most explicit and stringent protection of children ever adopted in a federal environmental law. The new statute not only requires a "reasonable certainty of no harm" from pesticides to children and infants, but also explicitly requires the EPA to consider the cumulative risk of aggregate exposure to pesticides from all sources (such as food, drinking water, air, indoor use, etc.) when evaluating pesticide safety. Moreover, in another precedent-setting provision, the EPA is required to evaluate whether multiple pesticides may interact with each other due to a common mode of toxicity, and it must assure that people have a "reasonable certainty of no harm" even considering these interactive effects.

As with any other new law, "watchdogging" the EPA and ensuring proper legal implementation of the FQPA will be essential. Otherwise, successes achieved legislatively will be whittled down administratively. Given the enormous financial stakes involved, the pesticide industry is poised to allocate immense resources to persuade or force the EPA to weaken, evade, or undermine the language of the FQPA.

To accurately characterize risks to children and to establish sound policies to protect them, the EPA will need additional data from pesticide manufacturers, including the toxicity of pesticides to immature and developing systems and the potential of pesticides to disrupt the endocrine and immune systems and

cause long-term neurological harm. The EPA will need to require more in-depth and accurate exposure data, including the monitoring of pesticides in indoor air, dust, and on surfaces, and up-to-date food consumption surveys specific to children's dietary patterns.

The Department of Agriculture should require all farmers to keep and report accurate records of pesticide applications in the field. Such reporting data will allow the EPA to determine whether children, particularly those living in agricultural areas, are likely to be exposed to pesticides from drift or contaminated drinking water. The EPA should also assess pesticide use in schools nationwide. Research is also needed to characterize the extent to which children of color are at disproportionate risk from pesticide exposure.

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42328
Project Case Type (s) and Number(s): Ordinance No. 348.4702
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Larry Ross
Telephone Number: (951) 955-3585
Applicant's Name: County of Riverside
Applicant's Address: 4080 Lemon Street, 9th floor, Riverside CA 92502

I. PROJECT INFORMATION

A. Project Description: Ordinance No. 348.4702 is a proposal to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

B. Type of Project: Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 5,185.66 acres			

D. Assessor's Parcel No(s): Numerous

E. Street References: Southerly of Borel Road, northerly and westerly of De Portola Road and easterly of Butterfield Stage Road.

F. Section, Township & Range Description or reference/attach a Legal Description: N/A

G. Brief description of the existing environmental setting of the project site and its surroundings: The Ordinance amendment proposed to amend the Citrus Vineyard zone which occurs in the Temecula Valley Wine Country region, which is characterized by rolling hills and vineyard planting.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed ordinance amendment will not impact the Land Use element or Land Use policies.
- 2. Circulation:** The proposed ordinance amendment will not impact the Circulation element or Circulation policies.
- 3. Multipurpose Open Space:** The proposed ordinance amendment will not impact the Multipurpose Open Space element or Multipurpose Open Space policies.

- 4. **Safety:** The proposed ordinance amendment will not impact the Safety element or Safety policies.
- 5. **Noise:** The proposed ordinance amendment will not impact the Noise element or Noise policies.
- 6. **Housing:** The proposed ordinance amendment will not impact the Housing element or Housing policies.
- 7. **Air Quality:** The proposed ordinance amendment will not impact the Air Quality element or Air Quality policies.

B. General Plan Area Plan(s):

C. Foundation Component(s): Agricultural

D. Land Use Designation(s): Agricultural

E. Overlay(s), if any: N/A

F. Policy Area(s), if any: Citrus Vineyard Policy Area

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Valle De Los Caballos Policy Area, Highway 79 Policy Area, and Vail Lake Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Citrus Vineyard (CV)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Mixture of various zones, including but not limited to A-1, A-2, CV-C, R-R and R-A.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below (x) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

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

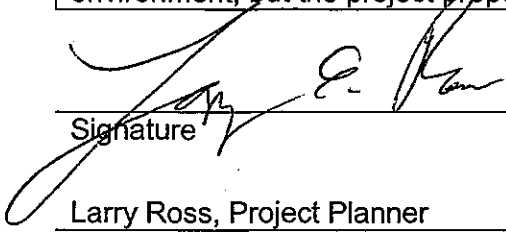
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

7-15-10

Date

Larry Ross, Project Planner

Printed Name

For Ron Goldman, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The proposed ordinance amendment will not impact a scenic highway corridor, it is not located within a scenic corridor.
- b) The proposed ordinance amendment will not impact 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

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 type="checkbox"/>	<input checked="" 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 area in which the citrus vineyard zoning is located is in the same area which is regulated by Ordinance No. 655, however since the proposed ordinance amendment in itself will not cause construction, no impacts will be caused.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed ordinance amendment will not impact light or glare which would adversely affect day or nighttime views in the area.

b) The proposed ordinance amendment will not expose residential property to unacceptable light levels.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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625 "Right-to-Farm")?

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"/>
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The proposed ordinance amendment will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The proposed ordinance amendment will not impact existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The proposed ordinance amendment will not impact development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The proposed ordinance amendment will not impact changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

The proposed ordinance amendment covers an area which does not include any forest resources, and therefore will the project will not have an impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The proposed ordinance amendment will not impact an applicable air quality plan.
- b) The proposed ordinance amendment will not impact any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The proposed ordinance amendment will not cause 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).
- d) The proposed ordinance amendment will not impact sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The proposed ordinance amendment will not cause the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The proposed ordinance amendment will not create objectionable odors affecting a substantial number of people.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is proposed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

- a) The proposed ordinance amendment will not impact the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The proposed ordinance amendment will not cause 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).
- c) The proposed ordinance amendment will not cause 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 Game or U. S. Wildlife Service.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The proposed ordinance amendment will not impact 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.
- e) The proposed ordinance amendment will not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) The proposed ordinance amendment will not impact 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.
- g) The proposed ordinance amendment will not impact local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The proposed ordinance amendment will not impact any historic site.
- b) The proposed ordinance amendment will not impact historical resources as defined in California Code of Regulations, Section 15064.5.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential impact area?

Source: Project Application Materials

Findings of Fact:

- a) The proposed ordinance amendment will not impact any archaeological site.
- b) The proposed ordinance amendment will not impact archaeological resources pursuant to California Code of Regulations, Section 15064.5.
- c) The proposed ordinance amendment will not impact or disturb any human remains, including those interred outside of formal cemeteries.
- d) The proposed ordinance amendment will not impact existing religious or sacred uses within the potential impact area.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

10. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The proposed ordinance amendment will not impact a unique paleontological resource, or site, or unique geologic feature.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

- a) The proposed ordinance amendment will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The proposed ordinance amendment will not be impacted by 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

12. Liquefaction Potential Zone

- a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) The proposed ordinance amendment will not be impacted by seismic-related ground failure, including liquefaction.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

13. Ground-shaking Zone

- Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

The proposed ordinance amendment will not be impacted by strong seismic ground shaking.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

14. Landslide Risk

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The proposed ordinance amendment will not be impacted by 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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15. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: County Board of Supervisors Resolution No. 94-125

Findings of Fact:

a) The proposed ordinance amendment will not be impacted by soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed ordinance amendment will not be impacted by geologic hazards, such as seiche, mudflow, or volcanic hazard.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, 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 proposed ordinance amendment will not change topography or ground surface relief features.
- b) The proposed ordinance amendment will not create cut or fill slopes greater than 2:1 or higher than 10 feet.
- c) The proposed ordinance amendment will not result in grading that affects or negates subsurface sewage disposal systems.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The proposed ordinance amendment will not impact soil erosion or the loss of topsoil.
- b) The proposed ordinance amendment will not be impacted by expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.
- c) The proposed ordinance amendment will not impact 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

19. 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 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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b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) The proposed ordinance amendment will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The proposed ordinance amendment will not result in water erosion either on or off site.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation is proposed.

Monitoring: No monitoring is proposed.

20. 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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The Citrus Vineyard zone is located in an area of moderate susceptibility. The proposed ordinance amendment will not be impacted by wind erosion and blowsand, either on or off site.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The proposed ordinance amendment will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) The proposed ordinance amendment will not conflict an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

The proposed ordinance amendment does not facilitate uses that would encourage the use of hazardous materials or create hazards.

- a) The proposed ordinance amendment will not impact the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The proposed ordinance amendment will not impact the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The proposed ordinance amendment will not impact the implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed ordinance amendment will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) The proposed ordinance amendment will not be located on hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

23. 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-19 "Airport Locations," GIS database

Findings of Fact:

The proposed ordinance amendment is not in an area subject to Airport Land Use Commission review or in an area subject to an Airport Master Plan. There a number of private airports and heliports in the area, however the proposed amendment is not anticipated to impact them, or cause any impacts to them.

- a) The proposed ordinance amendment will not impact an Airport Master Plan.
- b) The proposed ordinance amendment will not require review by the Airport Land Use Commission.
- c) The proposed ordinance amendment will not impact 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.
- d) The proposed ordinance amendment will not impact 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring proposed.

24. 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:

Portions of the area zoned Citrus Vineyard are either in areas of high fire or state responsibility for fire protection, however the proposed amendment does not propose construction and therefore will not not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

HYDROLOGY AND WATER QUALITY Would the project

25. 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 and or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

The area in which the Citrus Vineyard zone located does have portions that are in 100 year flood hazard areas, as that the amendment proposes no construction there will be no impact to people or structures, or will it cause diversion.

- a) The proposed ordinance amendment will not impact 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) The proposed ordinance amendment will not impact any water quality standards or waste discharge requirements.
- c) The proposed ordinance amendment will not impact 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) The proposed ordinance amendment will not impact runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The proposed ordinance amendment will not impact 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) The proposed ordinance amendment will not impact 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The proposed ordinance amendment will not substantially degrade water quality.
- h) The proposed ordinance amendment will not impact new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and or odors).

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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26. Floodplains

Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The proposed ordinance amendment will not impact the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
- b) The proposed ordinance amendment will not impact absorption rates or the rate and amount of surface runoff.
- c) The proposed ordinance amendment will not 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).
- d) The proposed ordinance amendment will not impact the amount of surface water in any water body.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

a) The proposed ordinance will not be a substantial alteration of the present or planned land use of the area. The proposed change will be to add churches, temples, and other places of worship. The new use is similar in character and intensity to special events, a use currently allowed in the Citrus Vineyard zone. The same numbers of people, traffic, noise, are anticipated to be the same as for churches, temples, and other places of worship as they are currently for special events. All other design and development standards shall apply to churches, temples, and other places of worship as with any other use within the Citrus Vineyard zone, so no impacts are anticipated for any other environmental factors.

b) The Citrus Vineyard zone currently abuts the City of Temecula and has parcels within the City of Temecula's sphere of influence. However, due to the similarity of the impacts between the listed use of special events and the proposed addition of churches, temples, and other places of worship as a use, there is no anticipated impact to the City of Temecula.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

28. 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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed ordinance amendment is not a site specific construction project and as such it will not cause an inconsistency with the site's existing or proposed zoning.

b) The proposed ordinance amendment will not cause incompatibility with surrounding zoning since the surrounding zoning is either rural or agricultural in nature.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed ordinance amendment will not cause incompatibility with surrounding zoning since the surrounding land uses are either rural or agricultural in nature.
- d) The proposed ordinance amendment will not result in an inconsistency with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).
- e) The proposed ordinance amendment will not result in the disruption or division of an established community (including a low-income or minority community).

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

MINERAL RESOURCES Would the project

29. 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-5 "Mineral Resources Area"

Findings of Fact:

- a) The proposed ordinance amendment will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The proposed ordinance amendment will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) The proposed ordinance amendment will not cause an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) The proposed ordinance amendment will not expose people to hazards from proposed, existing or abandoned quarries or mines.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The proposed ordinance amendment will not impact 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.

b) The proposed ordinance amendment will not impact 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

31. 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 proposed ordinance amendment will not be impacted by or cause Railroad Noise.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

32. Highway Noise

NA <input 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: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed ordinance amendment will not be impacted by or cause Highway Noise.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

33. Other Noise

NA <input 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:

The proposed ordinance amendment will not be impacted by or cause Other Noise.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

34. 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	<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
or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials.

Findings of Fact:

- a) The proposed ordinance amendment will not impact ambient noise levels in the project vicinity above levels existing without the project.
- b) The proposed ordinance amendment will not impact temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- c) The proposed ordinance amendment will not impact noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- d) The proposed ordinance amendment will not cause excessive ground-borne vibration or ground-borne noise levels.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

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:

- a) The proposed ordinance amendment will not impact existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed ordinance amendment will not create a need for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The proposed ordinance amendment will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The proposed ordinance amendment will not impact a County Redevelopment Project Area.
- e) The proposed ordinance amendment will not impact official regional or local population projections.
- f) The proposed ordinance amendment will not impact 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).

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed ordinance amendment will not impact fire services as that no construction is proposed, as a result no 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 would be caused. Nor would it cause the construction of facilities that 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

37. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact:

The proposed ordinance amendment will not impact sheriff services as that no construction is proposed, as a result no 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 would be caused. Nor would it cause the construction of facilities that 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The proposed ordinance amendment will not impact school services as that no construction is proposed, as a result no 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 would be caused. Nor would it cause the construction of facilities that 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

39. Libraries

Source: RCIP

Findings of Fact:

The proposed ordinance amendment will not impact library services as that no construction is proposed, as a result no 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 would be caused. Nor would it cause the construction of facilities that which could cause

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

The proposed ordinance amendment will not impact health services as that no construction is proposed, as a result no 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 would be caused. Nor would it cause the construction of facilities that 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

RECREATION

41. 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed ordinance amendment will not impact recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The proposed ordinance amendment will not impact 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.
- c) The proposed ordinance amendment will not impact a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: The proposed ordinance amendment will not impact Recreational Trails.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: RCIP

Findings of Fact:

- a) The proposed ordinance amendment will not impact an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The proposed ordinance amendment will not impact an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c) The proposed ordinance amendment will not impact air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The proposed ordinance amendment will not impact waterborne, rail or air traffic.
- e) The proposed ordinance amendment will not create hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The proposed ordinance amendment will not create new or altered maintenance of roads.
- g) The proposed ordinance amendment will not impact circulation during the project's construction.
- h) The proposed ordinance amendment will not impact emergency access or access to nearby uses.
- i) The proposed ordinance amendment will not impact adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

44. Bike 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: RCIP

Findings of Fact: The proposed ordinance amendment will not impact bike trails.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed ordinance amendment will not cause the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) The proposed ordinance amendment will not impact water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed ordinance amendment will not require construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The proposed ordinance amendment will not impact a 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed ordinance amendment will not impact solid waste disposal needs.
- b) The proposed ordinance amendment will not impact federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

48. 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?

b) Natural gas?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP

Findings of Fact:

The proposed ordinance amendment will not impact 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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

At the time of this writing the County of Riverside has no adopted energy conservation plans.

a) The proposed ordinance amendment will not impact any adopted energy conservation plans.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

Mitigation: No mitigation proposed.

Monitoring: No monitoring proposed.

OTHER

50. Other:

Source: Staff review

Findings of Fact: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

Any impacts resulting from a project resulting from this ordinance amendment will be subject to CEQA review and appropriate mitigation will occur at a project level.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None.

Location Where Earlier Analyses, if used, are available for review: N/A

Location: County of Riverside Planning Department
4080 Lemon Street, 9th 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.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the RIVERSIDE COUNTY PLANNING COMMISSION to consider the project shown below:

Ordinance 348.4702 is a proposal to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.

This proposed amendment applies to all the unincorporated areas of the County of Riverside.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: June 2, 2010
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Larry Ross, Project Planner at 951-955-3585 or e-mail lross@rcflma.org, or go to the County Planning Department's Planning Commission agenda web page at www.flma.co.riverside.ca.us/planning/pc.html

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

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 PLANNING COMMISSION to consider the project shown below:

ORDINANCE NO. 348.4702 – Intent to Adopt a Mitigated Negative Declaration - **REQUEST:** Proposes to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone. EA42328

This proposed amendment applies to all the unincorporated areas of the County of Riverside.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: July 14, 2010
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING COMMISSION
EASTERN MUNICIPAL WATER DISTRICT
2270 TRUMBLE ROAD
PERRIS, CALIFORNIA 92572

For further information regarding this project, please contact Project Planner, Larry Ross, at 951-955-3585 or email lross@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

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 Commission 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 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. 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 Commission, and the Planning Commission 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 Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission 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: Larry Ross
P.O. Box 1409, Riverside, CA 92502-1409

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
George A. Johnson · Agency Director
Planning Department
Ron Goldman · Planning Director

NEGATIVE DECLARATION

Project/Case Number: Ordinance No. 348.4702, EA42328

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Larry Ross Title: Project Planner Date: _____

Applicant/Project Sponsor: County of Riverside Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Larry Ross at 951-955-3585.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42328 ZCFGNo fee, 6103 Government Code, Benefit of Riverside County...
FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

~~38000~~ El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA 42328, Ordinance No. 348.4702
Project Title/Case Numbers

Larry Ross, Principal Planner
County Contact Person

951-955-3585
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

County of Riverside
Project Applicant

4080 Lemon Street, 9th floor, PO Box 1409, Riverside, CA 92502
Address

Countywide
Project Location

Ordinance No. 348.4702 is a proposal to amend Article XIVb of Ordinance No. 348 Citrus Vineyard (CV) zone. The proposed change is to allow Churches, Temples and other places of religious worship in the Citrus Vineyard Zone.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Principal Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42328 ZCFGNo fee, 6103 Government Code, Benefit of Riverside County
FOR COUNTY CLERK'S USE ONLY