



# RIVERSIDE COUNTY PLANNING COMMISSION

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

(DRAFTED 08/30/10) Final 08/30/10 Revised 09/08/10

9:00 a.m.

SEPTEMBER 15, 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

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 Desiree Bowie at (951) 955-0222 or E-mail at [dbowie@rctlma.org](mailto:dbowie@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.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 1.2 **SECOND EXTENSION OF TIME 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) (½ 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) - Approved Project Description: 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.** (Continued from August. 18, 2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto: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: EXTENSION OF TIME REQUEST, extending the expiration date and to reflect SB1185 and AB333 benefits to October 19, 2011 – FIRST EXTENSION.** (Continued from August. 18,

2010) Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).

- 1.4 **FIRST EXTENSION OF TIME FOR PUBLIC USE PERMIT NO. 885** - Applicant: MDMG, Inc. - Fifth Supervisorial District – Homeland Zoning Area - Lakeview/Nuevo Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) - Location: Northerly of Norden Drive and westerly of Briggs Road – 193.97 Acres - Zoning: Residential Agriculture- 1 Acre Minimum (R-A-1) and Residential Agriculture- 10 Acre Minimum (R-A-10) – Approved Project Description: Construction of a privately owned law enforcement, military, and governmental agency tactical training center consisting of 3 administrative office buildings totaling approximately 8,500 sq. ft., 2 dormitories/ garages, a gymnasium, a covered pool, 2 classroom structures totaling 5,000 sq. ft., 10 uninhabited training structures and several mock streets arranged to simulate a town, 6 indoor firing range/ simulation firing ranges totaling approximately 27,625 sq. ft., 3 indoor rifle ranges totaling approximately 36,750 sq. ft., and a tactical training driving test track and skid pad. - **REQUEST: EXTENSION OF TIME to January 9, 2011 - FIRST EXTENSION.** Project Planner, Ray Juarez, at 951-955-9541 or e-mail [rjuarez@rctlma.org](mailto:rjuarez@rctlma.org).
- 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 D.U./Ac.) – 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 No. 348 allows structure to exceed the height of the zone, and can permit the proposed 70 foot tall wireless facility. - APN: 654-220-030. (Continued from August. 18, 2010) Project Planner, Damaris Abraham at 951-955-5719 or e-mail [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)
- 1.6 **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. (Continued from August. 18, 2010) Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)
- 2.0 **PRESENTED FOR BLOCK HEARING AND APPROVAL, UNLESS COMMISSIONER OR MEMBER OF THE PUBLIC DESIRES TO DISCUSS THE MATTER: 9:00 a.m. or as soon as possible thereafter.**
- 2.1 **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. (Continued from 7/14/10 & 8/18/10). Project Planner, Adam Rush at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org).

- 2.2 **ORDINANCE NO. 348.4706** - CEQA Exempt – **REQUEST:** Proposes to amend Article X, Section 10.1, the Industrial Park (I-P) zone to include provisions for the inclusion of Emergency Shelters. Government Code Section 65582 requires that a local government identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay. Countywide Initiated Zone Change. Project Planner, Adam Rush at 951-955-6646 or e-mail [arush@rctlma.org](mailto:arush@rctlma.org).
- 3.0 General Plan Amendment Initiation Proceedings: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
- 3.1 **GENERAL PLAN AMENDMENT NO. 1100** – Entitlement/Policy – Applicant: Holt Architects – Engineer/Representative: Holt Architects - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Community Plan Area: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) – Location: Southerly of Avenue 38, westerly of Washington Street, northerly of Las Montanas Road – 10.5 Acres – Zoning: Controlled Development Areas – 10 Acres Minimum (W-2-10) – **REQUEST:** The project proposes to initiate a general plan amendment for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: Commercial Retail (CD: CR) (.20 - .35 FAR) or Light Industrial (LI) (.25 - .60 FAR) for future development purposes. – APN: 626-150-039. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org).
- 3.2 **GENERAL PLAN AMENDMENT NO. 1102** – Entitlement/Policy – Applicant: Hugo Ruiz – Engineer/Representative: Amir Engineering - Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Community Plan Area: Indian Lands (IND) – Location: Northerly of Avenue 72, westerly of Pierce Street, easterly of Lopez Road – 40 Acres – Zoning: Light Agriculture – 10 Acres Minimum (A-1-10) – **REQUEST:** The project proposes to initiate a general plan amendment for the subject property from Indian Lands (IND) to Agriculture (AG) (10 Acres Minimum) for a future tentative parcel map to create an approximate 10.5 acre parcel and 30.5 acre parcel. – APN: 749-210-009. Project Planner, Jay Olivas at 951-955-1195 or e-mail [jolivas@rctlma.org](mailto:jolivas@rctlma.org).
- 3.3 **GENERAL PLAN AMENDMENT NO. 1105 (FTA-2010-10)** (Entitlement/Policy Amendment) – Applicant: Workforce Homebuilders LLC. – Engineer/Representative: Douglas Goodman – Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 D.U./Ac.) – Location: Southerly of Center Street, westerly of Michigan Avenue– 6.71 Acres – Zoning: One Family Dwelling (R-1) – **REQUEST:** To amend the subject property's General Plan Designation from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) to Community Development: High Density Residential (HDR) (8-14 D.U./Ac.) Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org).
- 4.0 Public Hearing: 9:00 a.m. or as soon as possible thereafter:
- 4.1 **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** – Intent to Tentatively Certify 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 or 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. Eight residential product types are proposed ranging from 2 to 14 D.U./Ac. In addition, the Specific Plan designates 2.5 acres 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 58<sup>TH</sup> 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 58<sup>TH</sup> 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 amend Ordinance No. 348 to incorporate the Specific Plan Zoning Standards. The **Environmental Impact Report** will analyze the potential environmental impact to the project. – APN: 757-200- (001, 002, 003), 757-210- (003, 004, 005, 015, 017, 018, 020, 021, 022, 023, 024, 025, 026, 027). (Continued from August. 18, 2010) Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Legislative)

- 4.2 **CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Foli Family Partnership – Engineer/ Representative: VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – **REQUEST:** The Change of Zone proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes a Schedule “D” subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. – APN: 933-040-017. Project Planner, Matt Straite, at 951-955-8631 or email [mstraite@rctlma.org](mailto:mstraite@rctlma.org). (Quasi-judicial)
- 4.3 **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. (Continued from August. 18, 2010) Project Planner, Jeff Horn at 951-955-4641, or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org). (Quasi-judicial)
- 4.4 **CHANGE OF ZONE NO. 7433, 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. (Continued from August. 18, 2010) Project Planner, Jeff Horn at 951-955-4641, or e-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org). (Quasi-judicial)
- 4.5 **CONDITIONAL USE PERMIT NO. 3622** – CEQA Exempt - 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 2<sup>nd</sup>, July 14, 2010 & August. 18, 2010). Project Planner, Wendell Bugtai at 951-955-2419 or e-mail [wbugtai@rctlma.org](mailto:wbugtai@rctlma.org). (Quasi-judicial)

- 4.6 **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. (Continued from August. 18, 2010) Project Planner, Kinika Hesterly at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Quasi-judicial)
- 4.7 **CONDITIONAL USE PERMIT NO. 3625** – CEQA Exempt – Applicant: F & M Realty Corp. – Engineer/Representative: Bruce Rudman Architects & Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard – 0.51 Gross Acre – Zoning: Rubidoux-Village Commercial (R-VC), Center – **REQUEST:** The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces. – APN: 179-160-003. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org) (Quasi-judicial)
- 4.8 **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** – No New Environmental Documentation Required – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. – APN: 183-112-054. Project Planner, Christian Hinojosa at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org) (Quasi-judicial)

4.9 **CHANGE OF ZONE NO. 7444 / PLOT PLAN NO. 22271** – CEQA Exempt– Applicant: Christina Falik – Engineer/ Representative: Hall & Foreman Inc. - Third Supervisorial District - Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Residential (RR) (5 Acre Minimum) – Location: Easterly of De Portola Road & Southerly of Camino Del Vino – 20.01 Gross Acres - Zoning: Residential Agricultural - 10 Acre Minimum (R-A-10) - **REQUEST:** The change of zone proposes to change the site’s zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10). The plot plan proposes to permit an existing winery, tasting room and special event facility located in an existing 3,744 square foot garage. 1,500 square feet of the garage is used for the tasting room and 2,244 square feet is used for the wine production and storage area. The residence/ caretaker’s unit is located above the garage. The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery will be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00 pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events – APN: 927-280-036. (Continued from 4/07/10 & July 14, 2010) Project Planner, Kinika Hesterly, at 951-955-1888 or e-mail [khesterl@rctlma.org](mailto:khesterl@rctlma.org). (Legislative)

4.10 **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.

This proposed amendment applies to all the unincorporated areas of the County of Riverside. (Continued from June 2<sup>nd</sup>, July 14, 2010 & August 18, 2010). Project Planner, Larry Ross at 951-955-3585 or email [lross@rctlma.org](mailto:lross@rctlma.org).

5.0 WORKSHOPS:

5.1 **NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA.

7.0 DIRECTOR'S REPORT

8.0 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: Sept. 15, 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

**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.

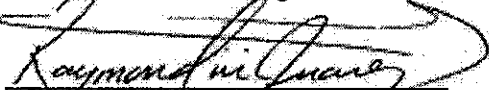
Our records have been updated to reflect the benefits of SB1185 and AB333 extending the expiration date to 5/17/2011. Please continue to work with Catherine Dimagiba to complete the process extension of time process. Catherine can be reached at (951) 955-1681 or at [CDIMAGIB@rctlma.org](mailto:CDIMAGIB@rctlma.org).

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

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  
(760) 863-8277 · Fax (760) 863-7555

# 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:

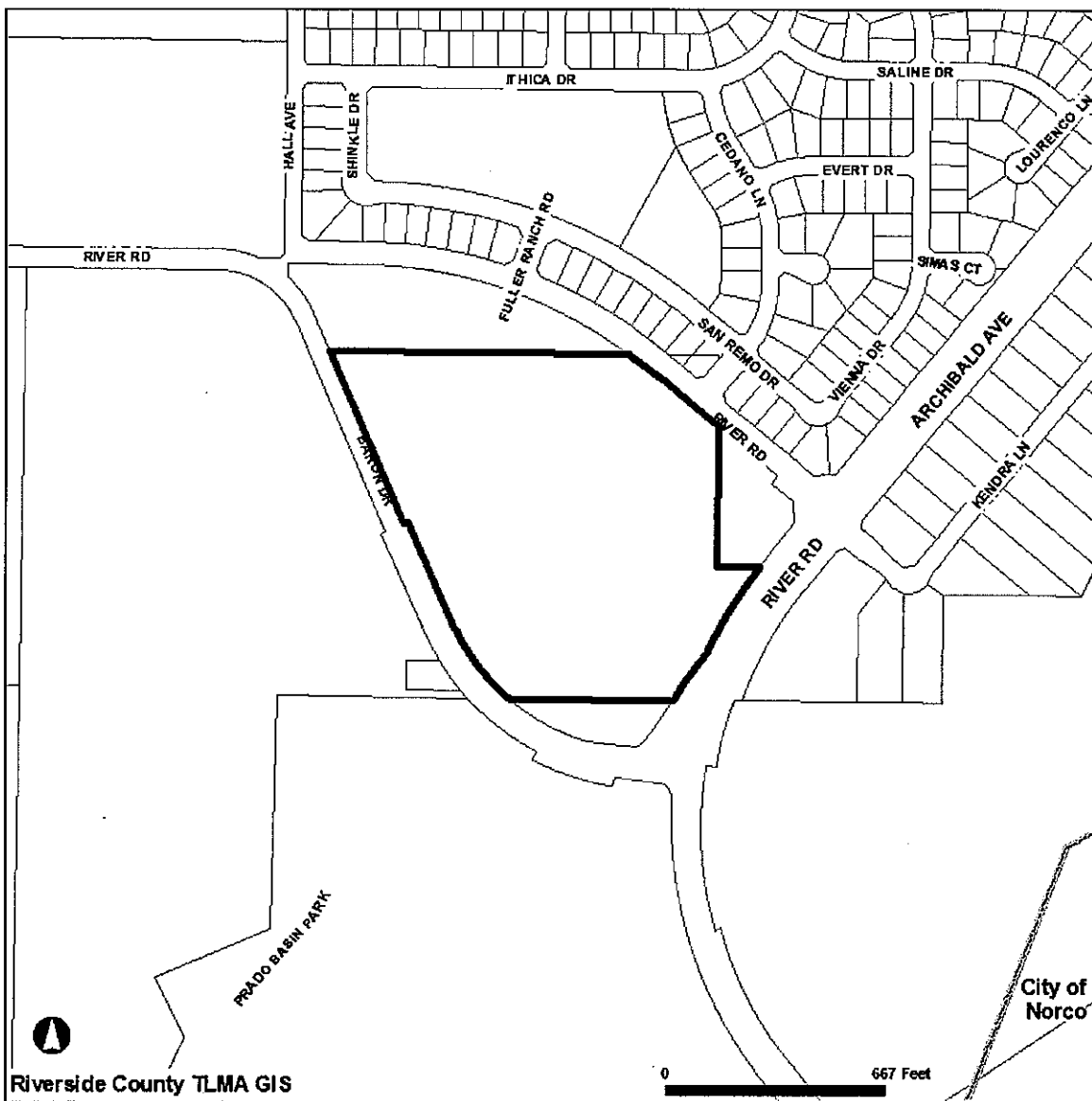
Section 2 states that "The expiration date of any tentative or vesting tentative subdivision map or parcel map for which a tentative or vesting tentative map, as the case may be, has been approved that has not expired on the date that the act that added this section became effective and that will expire 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](mailto: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](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

- |  |                                  |             |          |
|--|----------------------------------|-------------|----------|
| <input type="checkbox"/> SELECTED PARCEL | <input type="checkbox"/> CASE    | INTERSTATES | HIGHWAYS |
| <input type="checkbox"/> CITY            | <input type="checkbox"/> 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 |

**\*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 09:44:26 2010

ZONING - TR31406



Selected parcel(s):  
130-080-027

ZONING

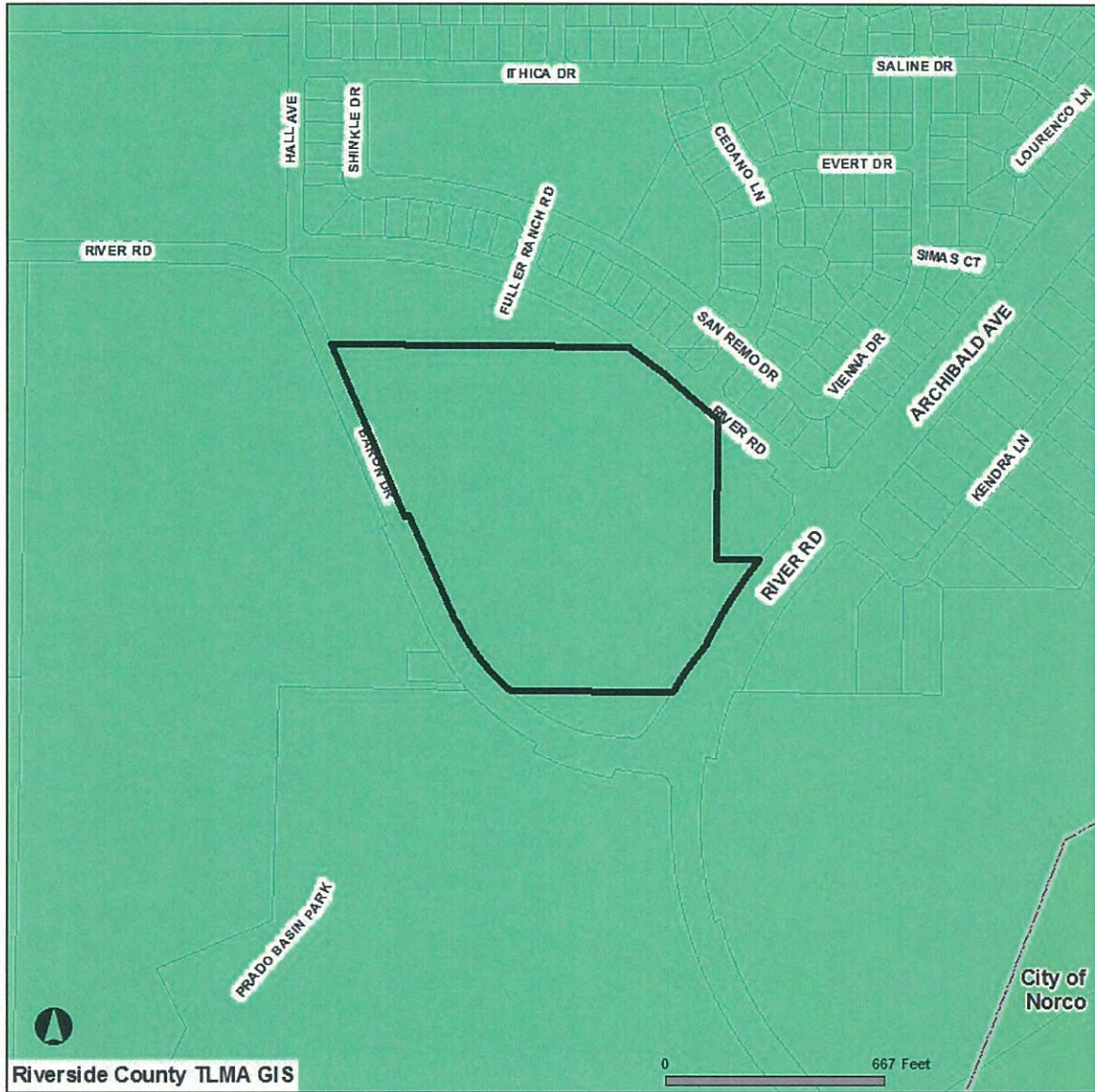
- |                 |                 |          |      |
|-----------------|-----------------|----------|------|
| SELECTED PARCEL | INTERSTATES     | HIGHWAYS | CITY |
| PARCELS         | ZONING BOUNDARY | A-2-10   | R-1  |
| R-A             | W-1             |          |      |

**\*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 09:44:44 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\***

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 09:45:20 2010

### SUPERVISORIAL DISTRICT - TR31406



#### SUPERVISORIAL DISTRICTS

- CASE
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- DISTRICT 2  
SUPERVISOR JOHN  
TAVAGLIONE
- 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 07:43:10 2010

Version 100412

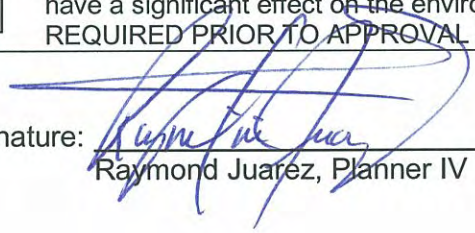
# Extension of Time Environmental Determination

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](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](mailto: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](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](mailto: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](http://www.rctlma.org/trans/rbbd_contractbidding.html).

4 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](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 LNDSACP INSPCT REQMNTS (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/ LNDSACP/ 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](mailto: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**



18CH  
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

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
/			8						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
							T:	CTY	UNI
									033

LOAN: 157143266

OTHER: E733630

FILE: 7336-ST

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@terraminrealealty.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@sterlingsavings.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: Sept. 15, 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.

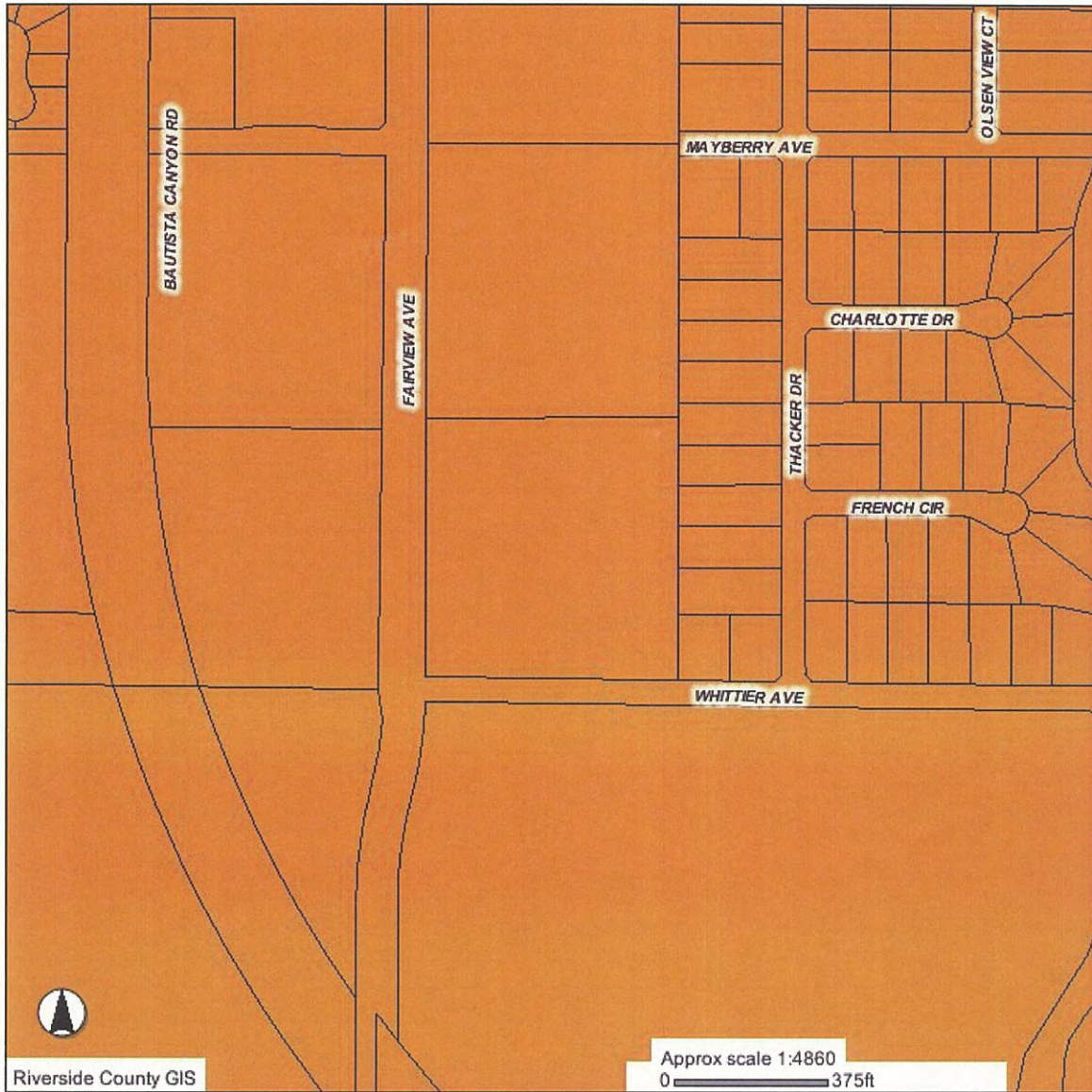
**ORIGINAL Approval Date: January 27, 2004**

**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

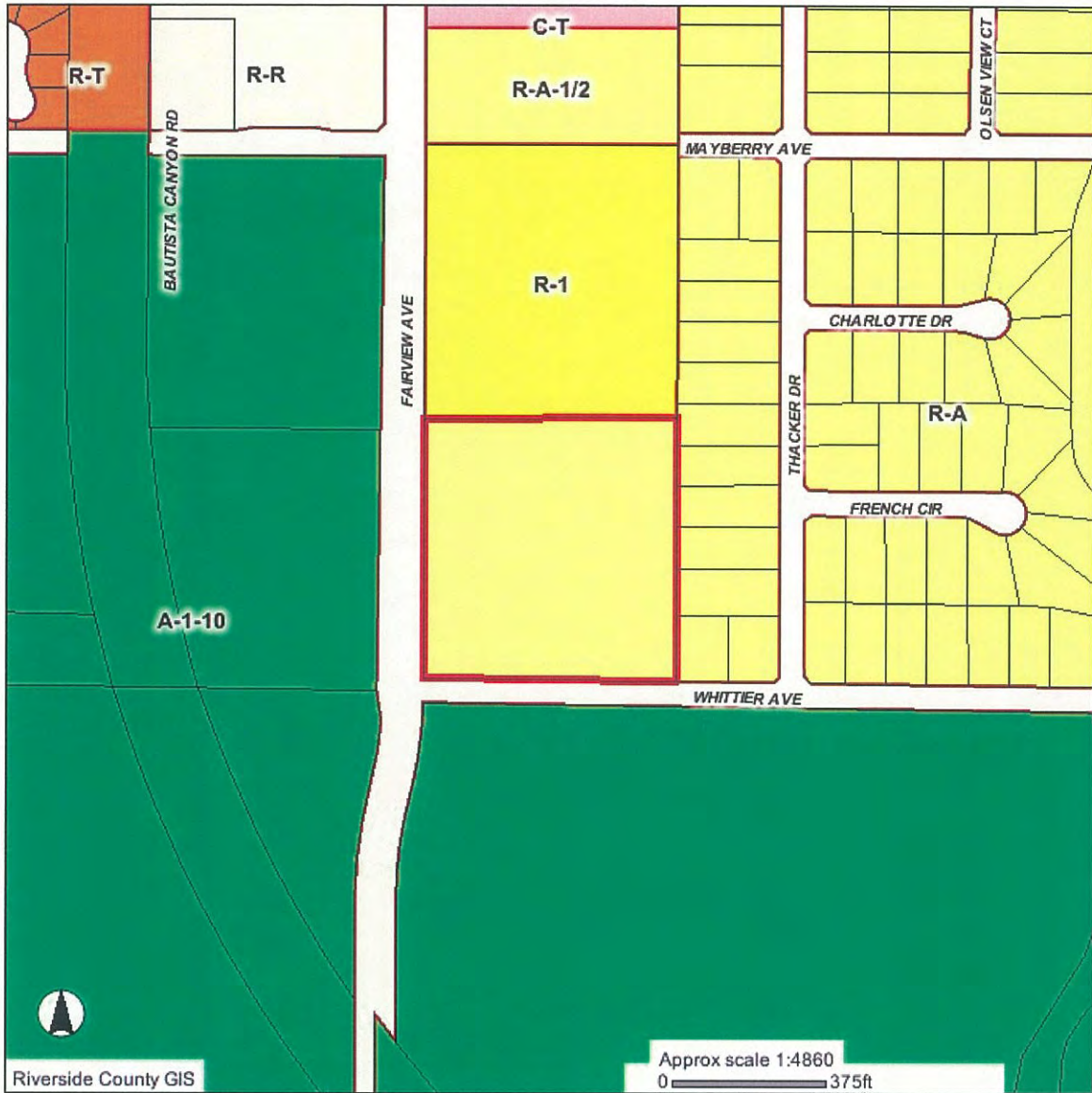
- PARCELS
- SAN JACINTO VALLEY
- CITY BOUNDARY

**\*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

- PARCELS
- ZONING BOUNDARY
- CITY BOUNDARY
- R-1
- R-A, R-A-1/2
- A-1-10
- R-R
- C-T
- R-T

**\*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 08:04:45 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\***

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 08:03:48 2008

ZONING DISTRICTS TR 31130



Riverside County GIS

Approx scale 1:4860  
0 375ft

ZONING DISTRICTS

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

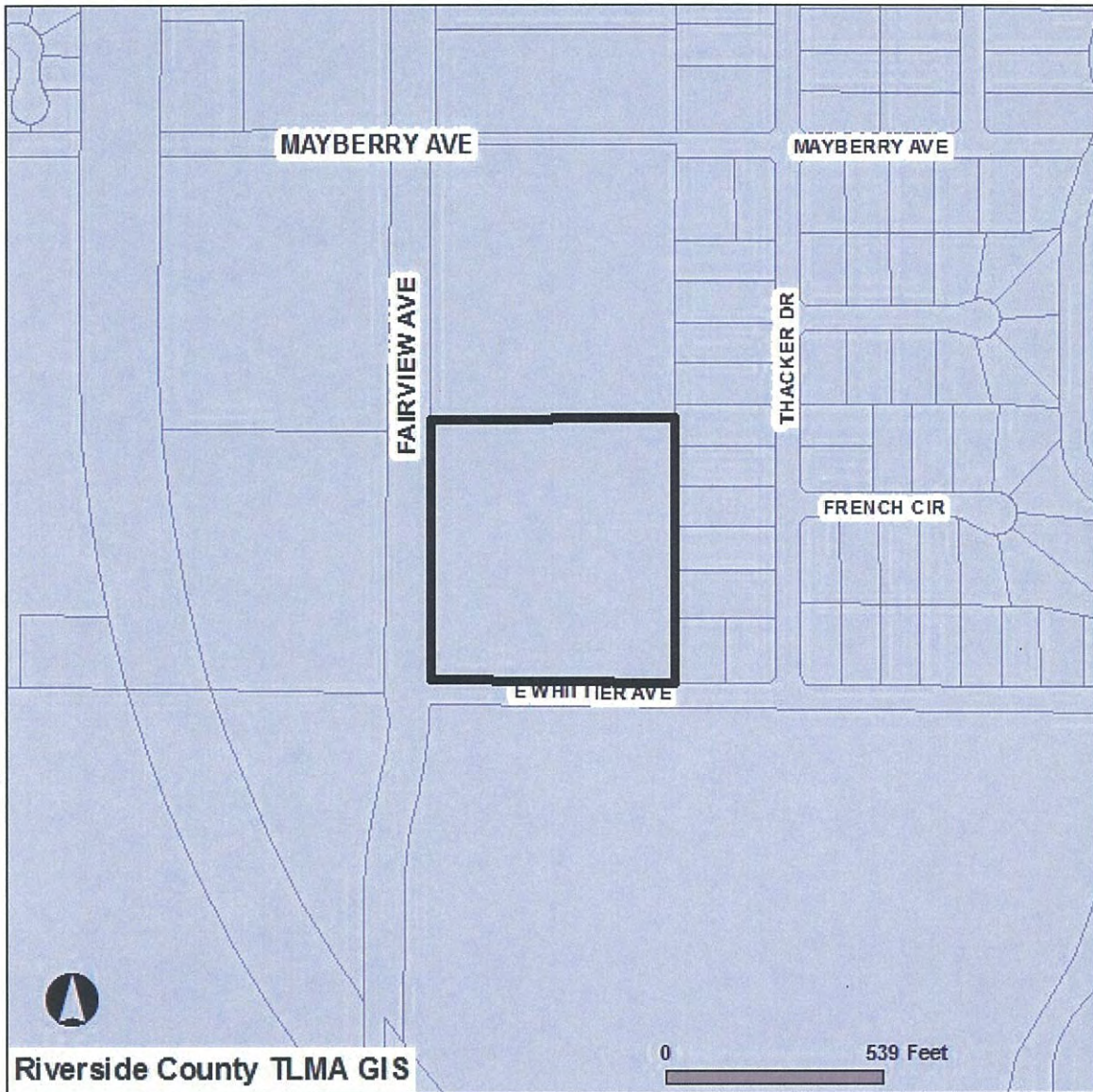
**\*IMPORTANT\***

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 08:04:20 2008



**SUPERVISORIAL DISTRICT - TR31130**



**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.

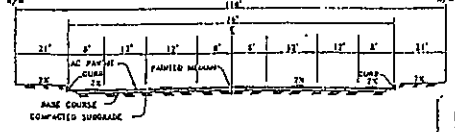
REPORT PRINTED ON...Tue Jul 13 07:36:55 2010

Version 100412

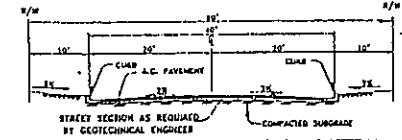
EXHIBIT NO. TR P  
 CASE NO. 31130

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

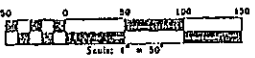
AUG 14 2003



TYPICAL STREET SECTION  
 FAIRVIEW AVENUE  
 RIV. CO. STD. NO. 101 (SUDDOK)  
 NOT TO SCALE



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



OWNER  
 ELIAS A. CYRINA MARANA  
 4620 STARBUCK MESA DRIVE  
 HEWLET, CA 92544  
 (909) 227-0534

APPLICANT  
 MARANA CONSTRUCTION  
 ELIAS MARANA  
 4620 STARBUCK MESA DRIVE  
 HEWLET, CA 92544  
 (909) 227-0534

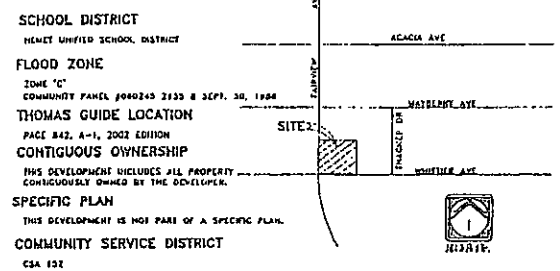
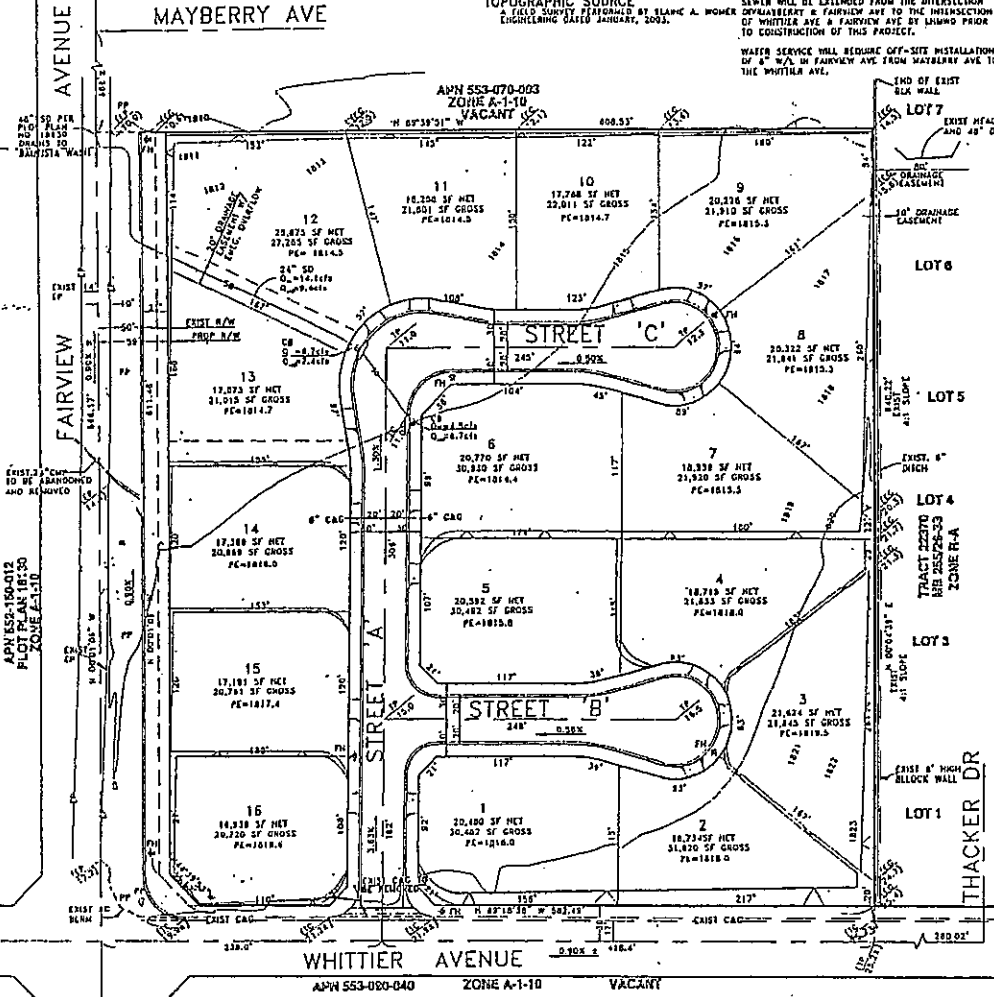
ASSESSOR'S PARCEL NOS. 353-070-091  
 GROSS/NET ACREAGE 10.09/8.932 ACRES  
 IMPROVEMENT SCHEDULE SCHEDULE 'B'  
 NUMBER OF LOTS 16 RESIDENTIAL LOTS

DENSITY 1.79 DU/ACRE  
 EXISTING / PROPOSED ZONING A-1-10/R-A  
 PROPOSED RCIP DESIGNATION VERY LOW DENSITY (0.4-TDU/ACRE)  
 EXISTING/PROPOSED LAND USE VACANT AGRICULTURE/RESIDENTIAL

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 HURST MUNICIPAL WATER DISTRICT  
 SEWER - LAKE HURST MUNICIPAL WATER DISTRICT  
 TELEPHONE - VERIZON  
 CABLE - ADELPHIA  
 NOTES:  
 SEWER WILL BE EXTENDED FROM THE INTERSECTION OF FAIRVIEW ST & FAIRVIEW AVE TO THE INTERSECTION OF WHITTIER AVE & FAIRVIEW AVE BY LAYING PIPES TO CONSTRUCTION OF THIS PROJECT.  
 WATER SERVICE WILL REQUIRE OFF-SITE INSTALLATION OF A 3/4" W IN FAIRVIEW AVE FROM MAYBERRY AVE TO THE WHITTIER AVE.

TOPOGRAPHIC SOURCE  
 A FIELD SURVEY PERFORMED BY BLAINE A. WOMER ENGINEERING DATED JANUARY, 2002.



SCHOOL DISTRICT  
 HENRY UNIFIED SCHOOL DISTRICT

FLOOD ZONE  
 ZONE 'C'  
 COMMUNITY PANEL 060245 2155 & SEPT. 30, 1998

THOMAS GUIDE LOCATION  
 PAGE 842, A-1, 2002 EDITION

CONTIGUOUS OWNERSHIP  
 THIS DEVELOPMENT INCLUDES ALL PROPERTY CONTIGUOUSLY OWNED BY THE DEVELOPER.

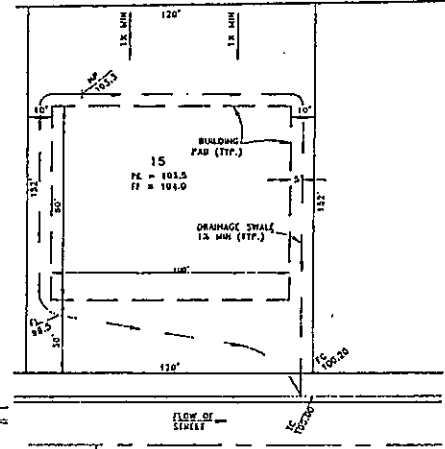
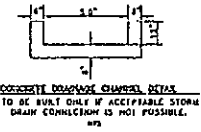
SPECIFIC PLAN  
 THIS DEVELOPMENT IS NOT PART OF A SPECIFIC PLAN.

COMMUNITY SERVICE DISTRICT  
 CSA 152

DESCRIPTION  
 THE SOUTHWEST QUARTER OF TRACT LOT 165 OF THE FAIRVIEW LAND AND WATER COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 307 OF MAPS, SAN DIEGO COUNTY RECORDS.

DRAINAGE NOTES:  
 SHOULD THE PROPOSED 30 PER LOT PLAN NO. 16155 NOT BE CONSTRUCTED, THE INCIDENTAL 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 STREETS 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 BMP'S AS CHECKED BY THE APPROVED SWPPP FOR THIS TRACT.



- EXPLANATORY NOTE OF NON-APPLICABLE REQUIREMENTS
- 21/24. ALL EXISTING PUBLIC AND PRIVATE EASEMENTS ARE WITHIN THE PUBLIC RIGHT-OF-WAY.
  22. ALL STREETS SHALL BE DEMONSTRATED IN THE COUNTY OF RIVERSIDE.
  23. NO WELLS AND BOWNS TO EXIST ON SITE OR WITHIN 300 FEET.
  24. NO CONCRETE/ASPHALT ARE PRESENT ON THIS PROJECT.
  25. SURFACE/SEWER SYSTEMS ARE NOT PROVIDED FOR THIS PROJECT.
  26. THIS SITE IS NOT SUBJECT TO LONGSHORE OR OTHER CELESTIAL INTERFERENCE. THIS SITE IS NOT WITHIN A SPECIAL STUDY ZONE.
  27. THIS SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  28. NO OPEN CHANNELS ARE PROPOSED ON THIS PROJECT.
  29. NO COMMON OR OPEN SPACE IS PROPOSED TO BE LOCATED FOR THIS PROJECT.
  30. NO STRUCTURES EXIST ON-SITE.
  31. NO STRUCTURES ARE PROPOSED AT THIS TIME. FUTURE STRUCTURES WILL BE CUSTOM BUILT SINGLE FAMILY RESIDENCES.
  32. NO STRUCTURES EXIST ON-SITE.
  33. WITHIN FIVE FEET OF THE BUILDING ENVELOPE AS REQUIRED BY THE COUNTY ZONING ORDINANCES.
  34. FENCED SIDING IS NOT REQUIRED.

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 H.C.R. NO. \_\_\_\_\_ EXP. DATE \_\_\_\_\_

**B A W**  
 BLAINE A. WOMER  
 CIVIL ENGINEERING

PLANNING  
 SURVEYING  
 CIVIL ENGINEERING  
 PUBLIC WORKS

10000 10th St., Suite 100, Riverside, CA 92504  
 Phone: (951) 514-1177 Fax: (951) 514-1178  
 P.O. Box 100, Riverside, CA 92504 Phone: (951) 514-1177 Fax: (951) 514-1178

REV	DATE	DESCRIPTION	BY	APPROVED

REVISED MAY 28, 2003

COUNTY OF RIVERSIDE  
 MARANA CONSTRUCTION  
 TENTATIVE TRACT  
 NO. 31130

SHEET #10  
 1  
 OF 1 SHEETS

# Extension of Time Environmental Determination

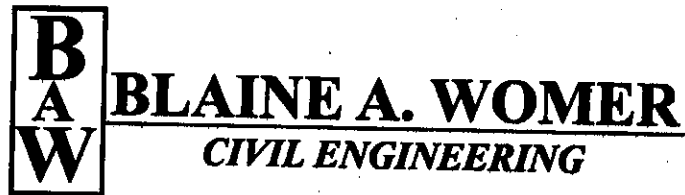
Project Case Number: TR31130  
Original E.A. Number: EA38970  
Extension of Time No.: Second  
Original Approval Date: January 27, 2004  
Project Location: Northerly of Whittier, southerly of Mayberry Avenue, easterly of Fairview Avenue, and westerly of Thacker Drive  
Project Description: Schedule B 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](mailto: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](mailto: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.

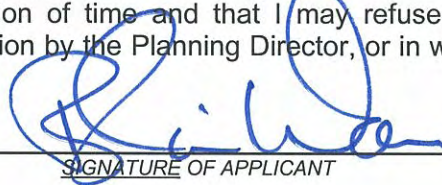
*All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).*

*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.

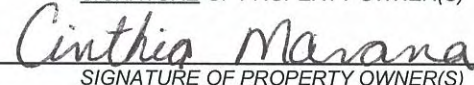
Elias Marana

\_\_\_\_\_  
*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: Sep. 15, 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.

**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.

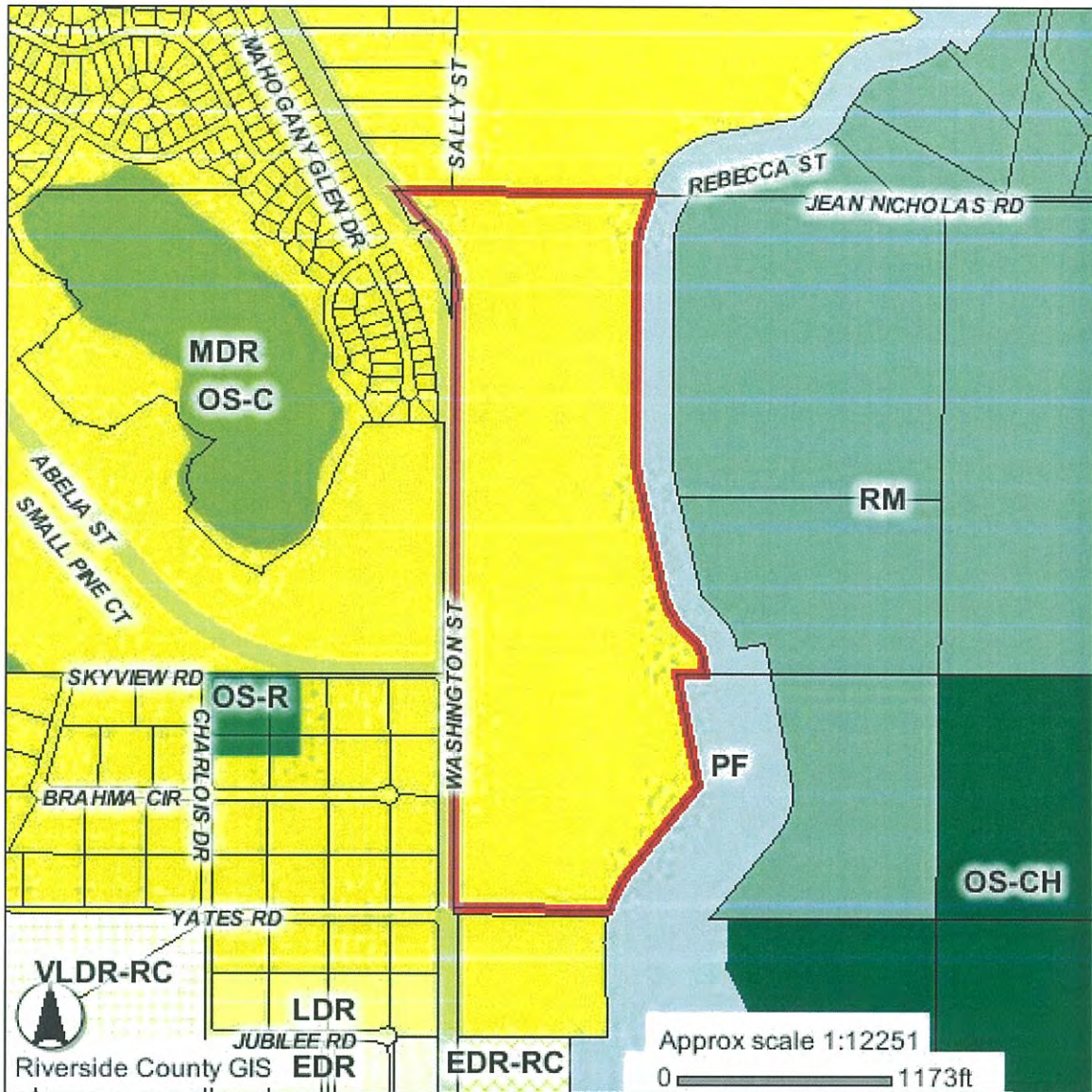
**ORIGINAL Approval Date: October 19, 2004**

**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**

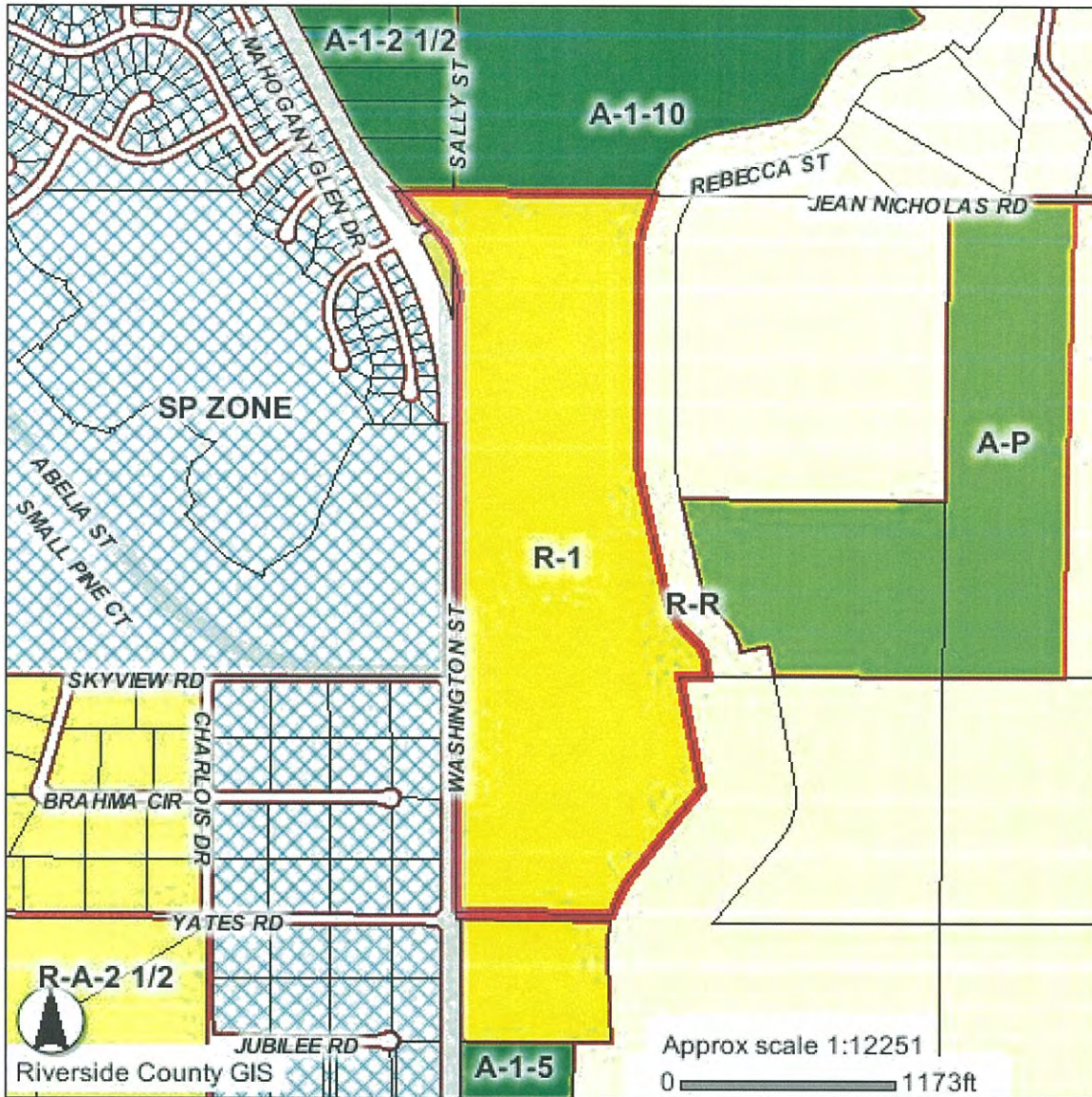
- |                                  |   |                          |  |
|----------------------------------|---|--------------------------|--|
| PARCELS                          | CIRCULATION ELEMENT<br>ULTIMATE RIGHT-OF-WAY<br><b>(APPROX)</b> | EDR - ESTATE RESIDENTIAL | EDR-RC - ESTATE<br>RESIDENTIAL-RC            |
| LDR - LOW DENSITY<br>RESIDENTIAL | MDR - MEDIUM DENSITY<br>RESIDENTIAL                             | OS-C - CONSERVATION      | OS-CH - CONSERVATION<br>HABITAT              |
| OS-R - OPEN SPACE<br>RECREATION  | PF - PUBLIC FACILITIES  | RM - RURAL MOUNTAINOUS   | VLDR-RC - VERY LOW<br>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<br>ULTIMATE RIGHT-OF-WAY<br><b>(APPROX)</b> | 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\***

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 12:32:26 2007



TR30837



**POLICY AREAS/OVERLAYS**

□ PARCELS

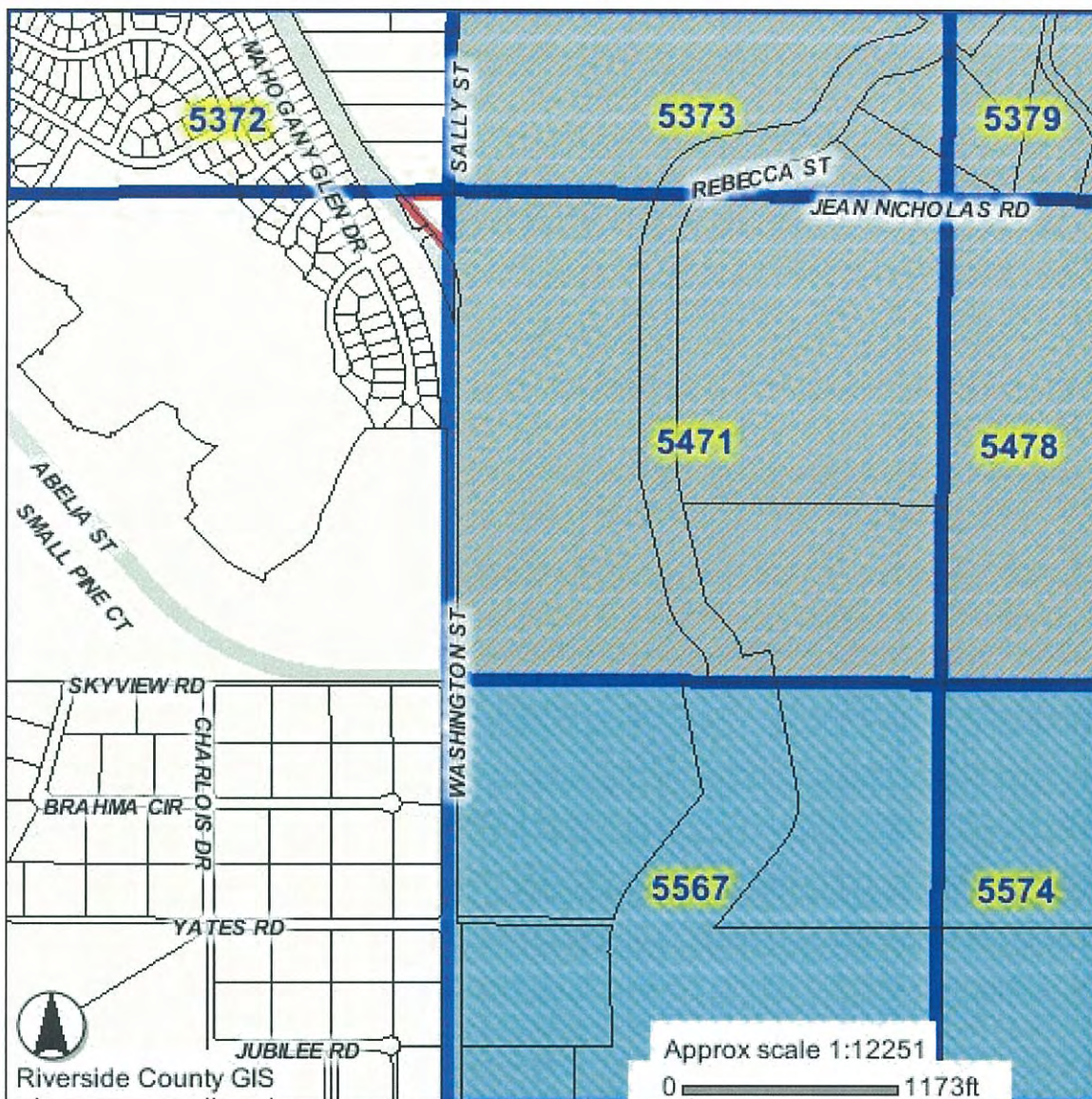
□ CITY BOUNDARY

■ 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\***

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 12:32:03 2007

SUPERVISORIAL DISTRICT - TR30837



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

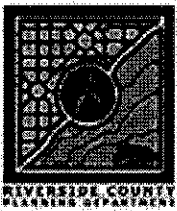
Tony:

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, 9<sup>th</sup> 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](http://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: "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.

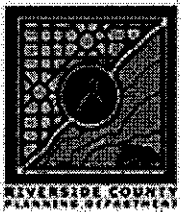
*(Riverside County LMS Conditions of Approval pages 1-5, dated 5/3/10 is attached for your reference of these conditions).*

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, 9<sup>th</sup> 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](http://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@rcplma.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 16<sup>th</sup> 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  
Hall & Foreman Inc.  
Three Better World Circle, Suite 100  
Temecula, CA 92590-3745  
Direct: (951) 294-9338  
[www.HFInc.com](http://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>  
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](http://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>  
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](http://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](mailto: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



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			10						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
					V-SN	T: 94	CTY	UNN	051

APN: 4716-020-005-4  
DTT @ nashaw  
TRA - 094-172

GRANT DEED

52

C  
051

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 "Benefited 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.

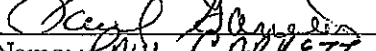
In the event of the bringing of any action or suit by a party hereto against another party hereunder by reason of any breach of any of the covenants or agreements on the part of the other party arising out of the Access Easement or any other dispute between the parties concerning the Access Easement 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

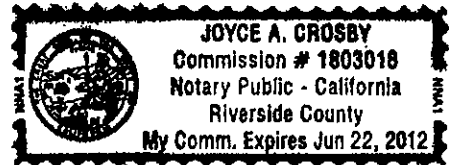
State of California )  
County of RIVERSIDE )

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 )

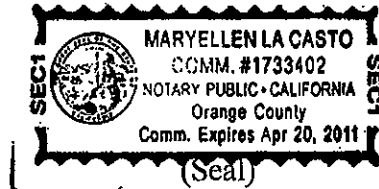
On February 1, 2010, before me, Maryellen LaCasto Notary Public  
(insert name of notary)

Notary Public, personally appeared Randall C. Love,  
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.

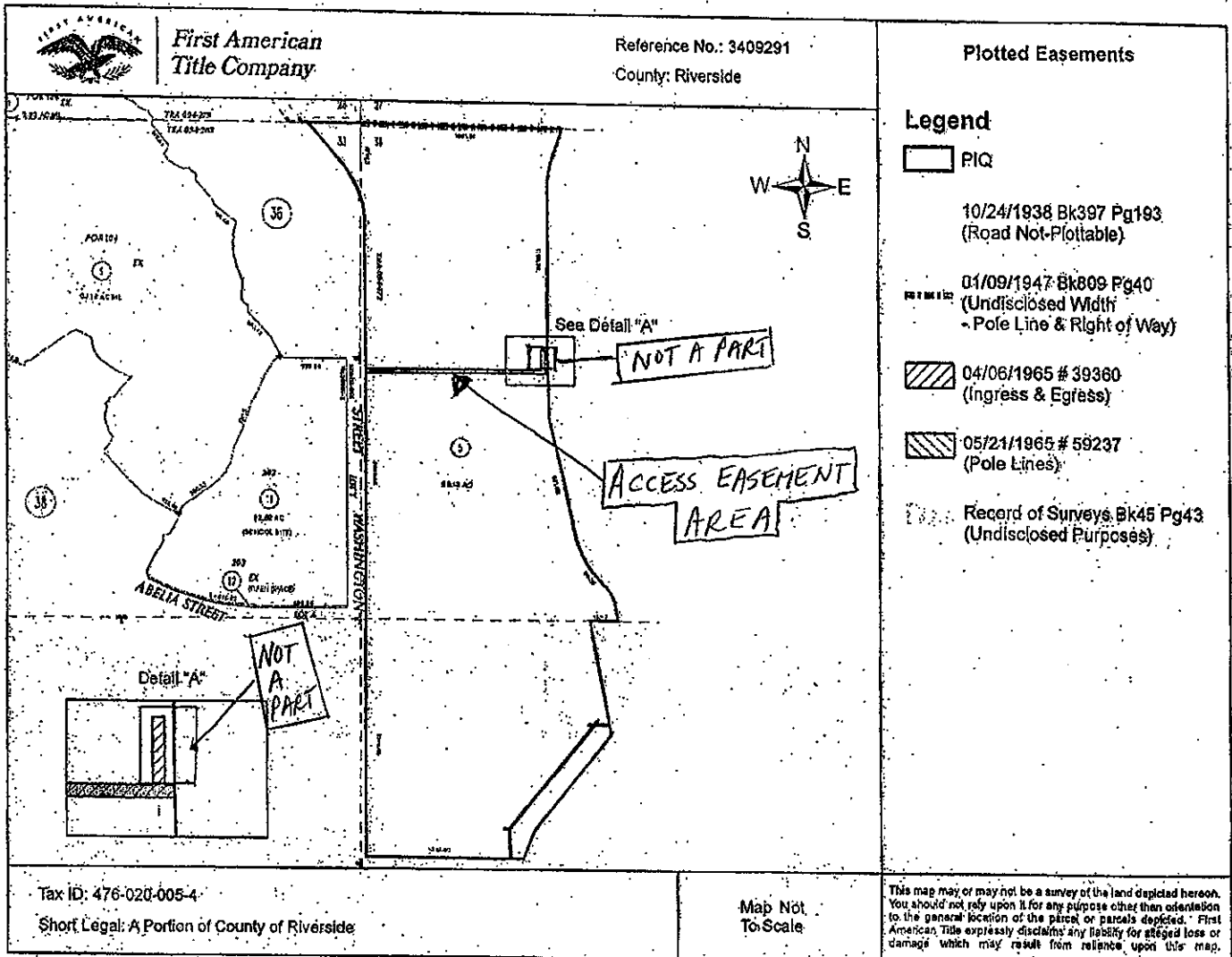
ALSO EXCEPTING THEREFROM ALL MINES AND MATERIALS WITH POWER TO TAKE ALL USUAL, NECESSARY OF CONVENIENT MEANS FOR MINING, WORKING, GETTING, LAYING UP, MILLING, MAKING MERCHANTABLE AND TAKING AWAY SAID MATERIALS (INCLUDING ROCK, LIME AND SIMILAR PRODUCTS) AND ALSO FOR THE ABOVE OR ANY OTHER PURPOSES WHATSOEVER 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, 2<sup>nd</sup> 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 CA 92590  
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 CA 92590  
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: Lakeview/Nuevo  
Zoning Area: Homeland  
Supervisory District: Fifth  
Project Planner: Ray Jaurez

Public Use Permit No. 885  
FIRST EXTENSION OF TIME (EOT)  
Planning Commission Date: Sept. 15, 2010  
Applicant: MDMG, Inc.

## 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 PUBLIC USE PERMIT No. 885.**

### 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 seven (7) 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 (Landscaping Division) is recommending the addition of six (6) Conditions of Approval. The Transportation Department is recommending the addition of one (1) Condition 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 28, 2010) indicating the acceptance of the seven (7) conditions.

**ORIGINAL Approval Date: January 9, 2008**

### RECOMMENDATION:

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for PUBLIC USE PERMIT No. 885, extending the expiration date to January 9, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicants consent.**

**FIRST EXTENSION OF TIME FOR PUBLIC USE PERMIT NO. 885 - Applicant: MDMG, Inc. - Fifth Supervisory District – Homeland Zoning Area - Lakeview/Nuevo Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural Community: Very Low Density Residential**

RMJ  
8-5-10

**PUBLIC USE PERMIT NO. 885, FIRST EXTENSION OF TIME REQUEST**

**Page 2 of 2**

(RC:VLDR)(1 Acre Minimum) - Location: Northerly of Norden Drive and westerly of Briggs Road – 193.97 Acres - Zoning: Residential Agriculture- 1 Acre Minimum (R-A-1) and Residential Agriculture- 10 Acre Minimum (R-A-10) – Approved Project Description: Construction of a privately owned law enforcement, military, and governmental agency tactical training center consisting of 3 administrative office buildings totaling approximately 8,500 sq. ft., 2 dormitories/garages, a gymnasium, a covered pool, 2 classroom structures totaling 5000 sq. ft., 10 uninhabited training structures and several mock streets arranged to simulate a town, 6 indoor firing range/ simulation firing ranges totaling approximately 27,625 sq. ft., 3 indoor rifle ranges totaling approximately 36,750 sq. ft., and a tactical training driving test track and skid pad. - **REQUEST: EXTENSION OF TIME TO January 9, 2011 - FIRST EXTENSION.**

Revised 6/23/10 by R. Juarez

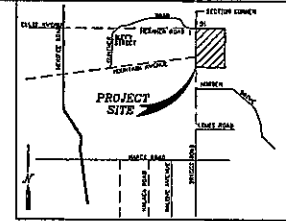
Y:\Planning Case Files-Riverside office\PUP00885\1st EOT\PUP00885 1ST EOT STAFF REPORT.doc

# Exhibit A PUP885 Amd3 Dated: 8.8.07 Planner: M. Straite

## PUBLIC USE PERMIT NO. 00885 AMENDMENT NO. 3

### BUILDING INDEX

#	STRUCTURE	PURPOSE	S.F.	HEIGHT	PORES	WATER	SANITATION
1	SCENARIO HOUSE #1	ADMINISTRATIVE	132' X 23'	12'	X	X	X
2	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
3	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
4	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
5	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
6	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
7	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
8	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
9	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
10	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
11	SCENARIO HOUSE	TRAINING	25' X 25'	12'			
12	CLERY ADMIN BLDG.	ADMINISTRATION	150' X 20'	12'	X	X	X
13	DEVELOPMENT BLDG.	ADMINISTRATION	25' X 20'	12'	X	X	X
14	OFFICE BLDG.	ADMINISTRATION	50' X 20'	12'	X	X	X
15	LECTURE HOUSE #1	ADMINISTRATIVE	100' X 20'	12'	X	X	X
16	GMV/SHOWRTE	ADMINISTRATIVE	60' X 20'	12'	X	X	X
17	HAIR-TO-HAIR BLDG.	LIVE FIRE	25' X 20'	12'	X		
18	N. TRACK ELABORATION	ADMINISTRATIVE	100' X 20'	12'	X	X	X
19	CAMPUS	ADMINISTRATIVE	100' X 20'	12'	X	X	X
20	S. TRACK/RAVINE ELABORATION	LIVE FIRE	25' X 20'	12'	X		
21	BREACHER HAZE	LIMITED LIVE FIRE	60' X 20'	12'	X		
22	PHARMACY RANGE	TRAINING	100' X 70'	16'	X		
23	PISTOL RANGE	TRAINING	100' X 70'	16'	X		
24	RIFLE RANGE	TRAINING	175' X 70'	16'	X		
25	TACTICAL ENTRY HOUSE #1	TRAINING	70' X 70'	20'	X		
26	TACTICAL ENTRY HOUSE #2	TRAINING	50' X 30'	20'	X		
27	COVERED POOL	ADULTS	150' X 70'	16'	X	X	
28	BOB PAD	TRAINING	225' X 225'	12'	X	X	X
29	RANGE LOUNGE HOUSE	ADMINISTRATION	125' X 70'	16'	X	X	X
30	RIFLE RANGE	TRAINING	175' X 70'	16'	X		
31	RIFLE RANGE	TRAINING	175' X 70'	16'	X		



MICINITY MAP  
SEE SHEET 100885  
SEC. 6, 15S, 21E  
T. 20S, R. 6E, S. 2E-4E

### GENERAL NOTES:

- LEGAL DESCRIPTION:  
152.11 ACRES 1/4 IN A PORTION OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST AND 148.8 ACRES 1/4 IN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 2 WEST.
- TOTAL ORIGINAL ACRES:  
301.97 ACRES GROSS
- NUMBER OF PARCELS:  
2
- MINIMUM LOT SIZE:  
N/A
- EXISTING ZONING:  
R-A-1, R-A-10
- PROPOSED ZONING:  
M-100-10
- EXISTING LAND USE:  
WASTEWATER
- PROPOSED LAND USE:  
TRAINING FACILITY
- EXISTING LAND USE DESIGNATION:  
M-100-10, M-100
- PROPOSED LAND USE DESIGNATION:  
M-100-10
- METHOD OF SWAGE DISPOSAL:  
SEPTIC
- UTILITIES:  
WATER - EASTERN MUNICIPAL WATER DISTRICT  
2370 DUNBAR RD.  
(916) 328-3777  
GAS - PROPANE  
ELECTRIC - IUC ENERGY COMPANY  
P.O. BOX 11822  
SANTA ANA, CA. (800) 455-4555  
TELEPHONE - WESTON  
355 E. AVENUE ST., NEWET, CA  
95025 (916) 481-4800
- SCHOOL DISTRICT:  
POMONA SCHOOL DISTRICT  
2500 LEON ROAD  
POMONA, CA 92649  
(951) 828-8214  
POMONA HIGH SCHOOL DISTRICT  
155 E. TOWN STREET  
POMONA, CA 92570  
(951) 942-6289
- ASSESSORS PARCEL NO.'S:  
437-049-001, 437-050-007
- 2002 THOMAS BROS. GUIDE  
P.O. BOX 500 #148
- CONDITIONAL USE PERMIT PREPARED:  
AUGUST, 2006
- ALL PROPOSED DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOW.
- GEOLOGICAL FAULT LINES AND HAZARD ZONES:  
PROJECT IS WITHIN A NO FAULT ZONE.  
PROJECT IS WITHIN A FLOOD ZONE.  
FEMA PANEL 1452 ZONE C.
- EXTERIOR LIGHTING WILL BE MOUNTED ON SUITABLES AND SHALL BE IN CONFORMANCE WITH MT. PALOMAR OBSERVATORY REQUIREMENTS (REV. CO. ORD. 655).  
PROJECT IS 31.80 MILES FROM PALOMAR (ZONE C).
- STORED FLAMMABLES:  
IF STORED IN APPROVED CONTAINERS FOUND IN A GARAGE, WILL BE STORED IN APPROVED CONTAINER.
- EXISTING IMPROVEMENTS TO BE REMOVED (EXCEPT WHERE NOTED)

### EASEMENT NOTES:

- EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison FOR POWER LINES, METAL TOWER POLES, ETC. FOR 150 FEET WIDE CORRIDOR FROM CENTERLINE TO CENTERLINE AND INTERFERING WITH NECESSARY AND CONSENTED TO BY THE STATE OF CALIFORNIA AND THE COUNTY OF RIVERSIDE. THIS EASEMENT IS RECORDED AS INSTRUMENT NUMBER 88814, RECORDS OF RIVERSIDE COUNTY, OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR TELEPHONE LINES, POLES, AND CABLES. 31 FEET WIDE RECORDED AS INSTRUMENT NUMBER 88814, RECORDS OF RIVERSIDE COUNTY, OFFICIAL RECORDS.
- EASEMENT IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR TELEPHONE LINES, POLES, AND CABLES. OF UNDEVELOPED WIDTH, RECORDED AS INSTRUMENT NUMBER 68814, RECORDS OF RIVERSIDE COUNTY, OFFICIAL RECORDS.
- PARTIAL OUTCLEAN DEED FROM SOUTHERN CALIFORNIA Edison COMPANY, INSTRUMENT NUMBER 88814, RECORDED FEBRUARY 26, 1988, RIVERSIDE COUNTY OFFICIAL RECORDS; WHEREBY THE MOST SOUTHERLY EASEMENT GRANTED BY INSTRUMENT 14823, RECORDED NOVEMBER 19, 1970 IS ABANDONED.
- A 60 FOOT WIDE EASEMENT AND A 30.5 FOOT WIDE EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY, INSTRUMENT NUMBER 28789, RECORDED FEBRUARY 26, 1988, RIVERSIDE COUNTY OFFICIAL RECORDS.
- A 20 FOOT WIDE EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR WATER PIPELINES RECORDED JANUARY 15, 1982 AS INSTRUMENT NUMBER 6142, RIVERSIDE COUNTY OFFICIAL RECORDS.

### PROJECT NOTES:

- EXISTING UTILITIES ON-SITE AND NEARBY WILL BE NOT UNLESS OTHERWISE NOTED. ALL UTILITIES WILL BE DEEP TO AVOID ANY DAMAGE TO OCCUR.
- EXISTING UTILITIES WILL BE AS NOTED ON PLAN. ADDITIONAL UTILITIES WILL BE AS NOTED ON PLAN. PROJECT UTILITIES SHOWN ON PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROJECT UTILITIES SHOWN ON PLAN.
- EXISTING UTILITIES WILL BE AS NOTED ON PLAN. ADDITIONAL UTILITIES WILL BE AS NOTED ON PLAN. PROJECT UTILITIES SHOWN ON PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROJECT UTILITIES SHOWN ON PLAN.
- EXISTING UTILITIES WILL BE AS NOTED ON PLAN. ADDITIONAL UTILITIES WILL BE AS NOTED ON PLAN. PROJECT UTILITIES SHOWN ON PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE PROJECT UTILITIES SHOWN ON PLAN.

### OCCUPANCY AND CONSTRUCTION TYPE

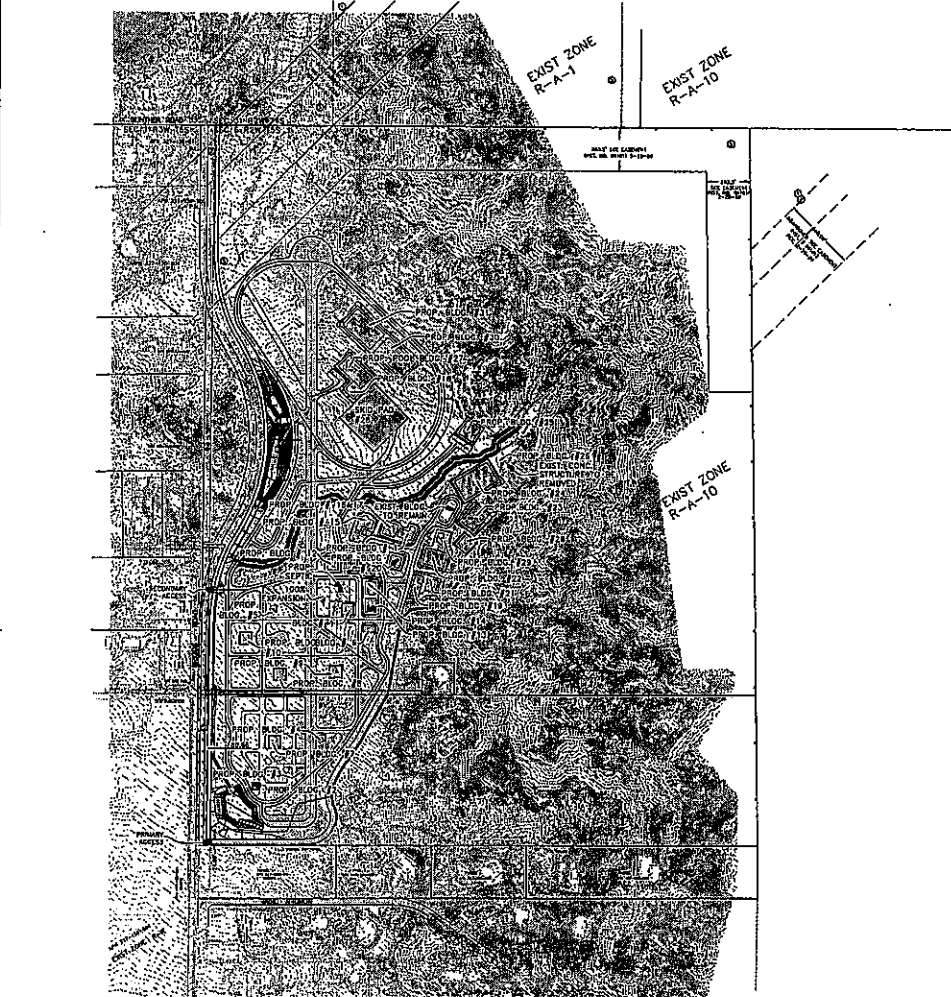
BUILDINGS 1,18,29	GROUP R-3 TYPE IV
ALL OTHERS	GROUP A-3 TYPE II

### PRELIMINARY EARTHWORK QUANTITIES

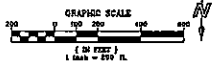
CUT = 11,824 CY.
FILL = 11,824 CY.

### APPLICANT/PREPARED BY:

**M.D.M.G.**  
WATER/SEWER/STORMWATER MANAGEMENT ENGINEERS  
4815 Gallopia Circle N. - Suite 8  
Torrance, California 90503  
(916) 294-7861 (916) 294-3018 FAX



AERIAL TOPOGRAPHIC SURVEY BY:  
LW PHOTOGRAMMETRIC CONSULTANTS, INC.  
21820 BAYVIEW ROAD  
GRAND TERRACE, CA 92313  
TEL: (951) 781-8055  
FLIGHT DATE: OCTOBER 2005



NO.	DATE	REVISION	BY

JOHN D. CHRYSE  
3105 LAGUNA DRIVE  
SPRING VALLEY, CA 91777  
TEL: (916) 337-8142

AREA PLAN - PUP00885



**Selected parcel(s):**  
 457-040-001 457-050-001

**AREA PLAN**

- |                 |                             |                  |      |
|-----------------|-----------------------------|------------------|------|
| SELECTED PARCEL | INTERSTATES                 | HIGHWAYS         | CITY |
| PARCELS         | HARVEST VALLEY / WINCHESTER | LAKEVIEW / NUEVO |      |

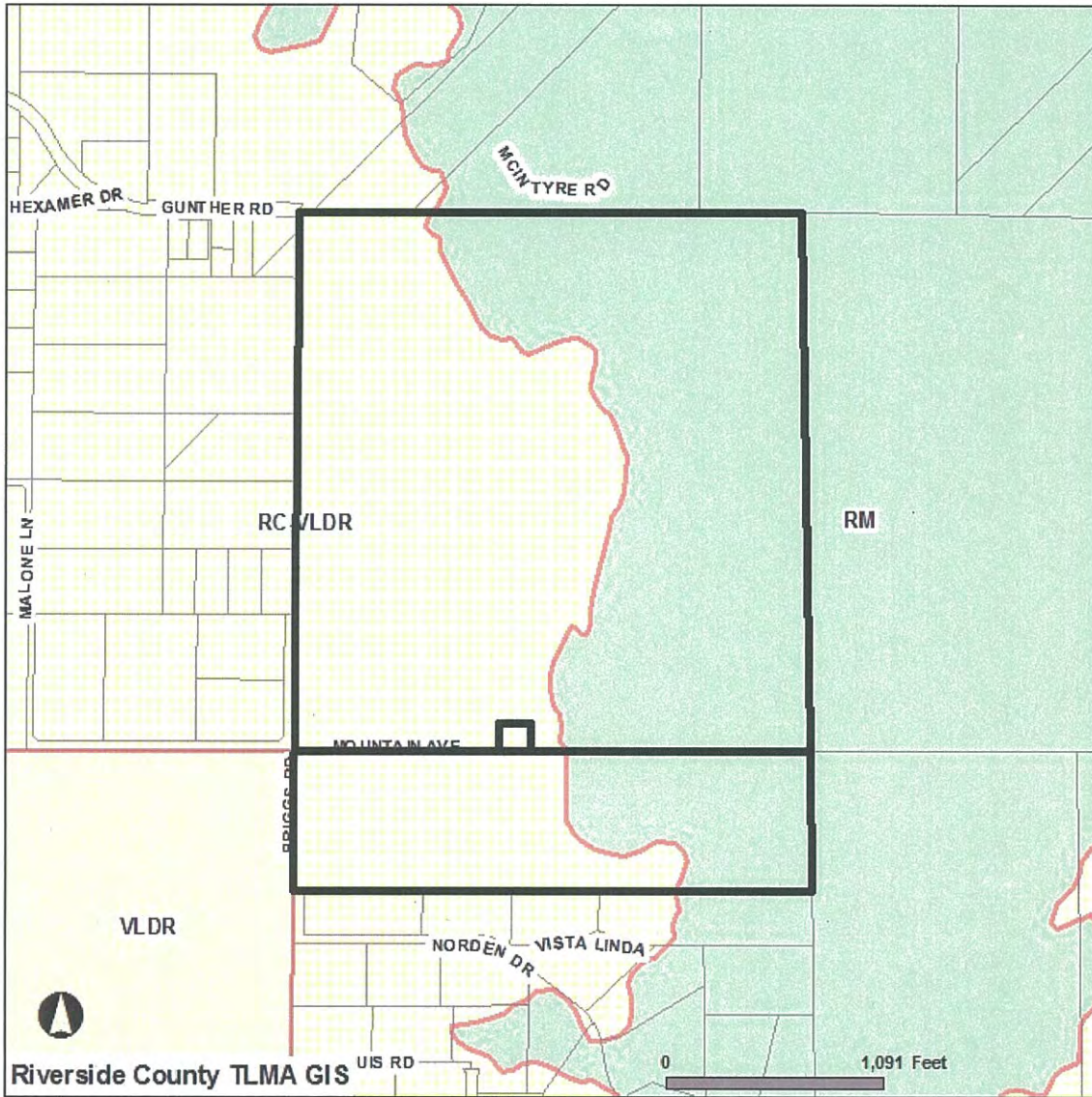
**\*IMPORTANT\***

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 May 11 14:01:02 2010

Version 100412

LAND USE - PUP00885



**Selected parcel(s):**  
457-040-001 457-050-001

**LAND USE**

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- / HIGHWAYS
- CITY
- RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL
- RM - RURAL MOUNTAINOUS
- VLDR - VERY LOW DENSITY RESIDENTIAL

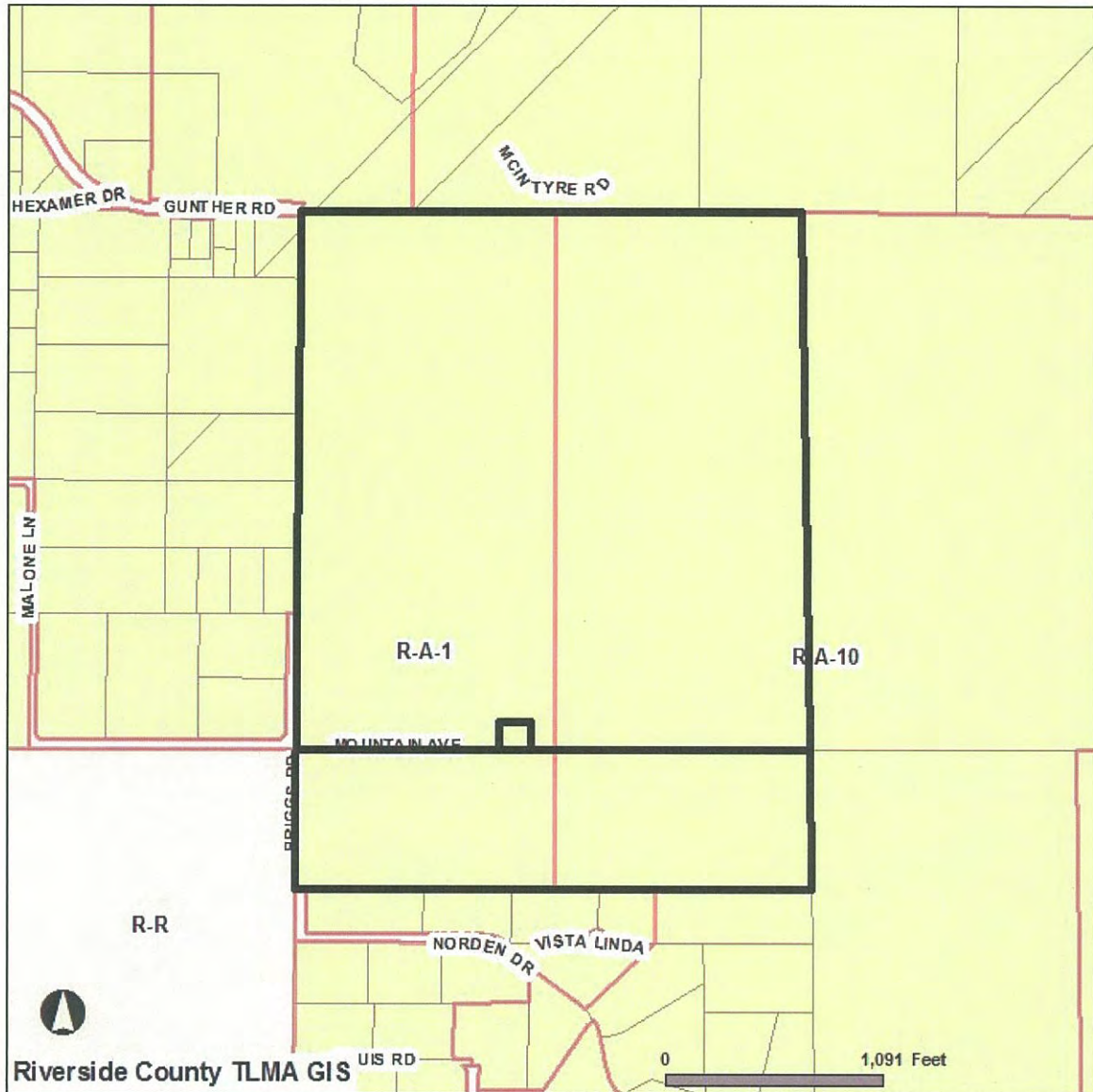
**\*IMPORTANT\***

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... Tue May 11 14:01:39 2010

Version 100412

ZONING - PUP00885



**Selected parcel(s):**  
457-040-001 457-050-001

**ZONING**

- |                 |                 |               |      |
|-----------------|-----------------|---------------|------|
| SELECTED PARCEL | INTERSTATES     | HIGHWAYS      | CITY |
| PARCELS         | ZONING BOUNDARY | R-A-1, R-A-10 | R-R  |

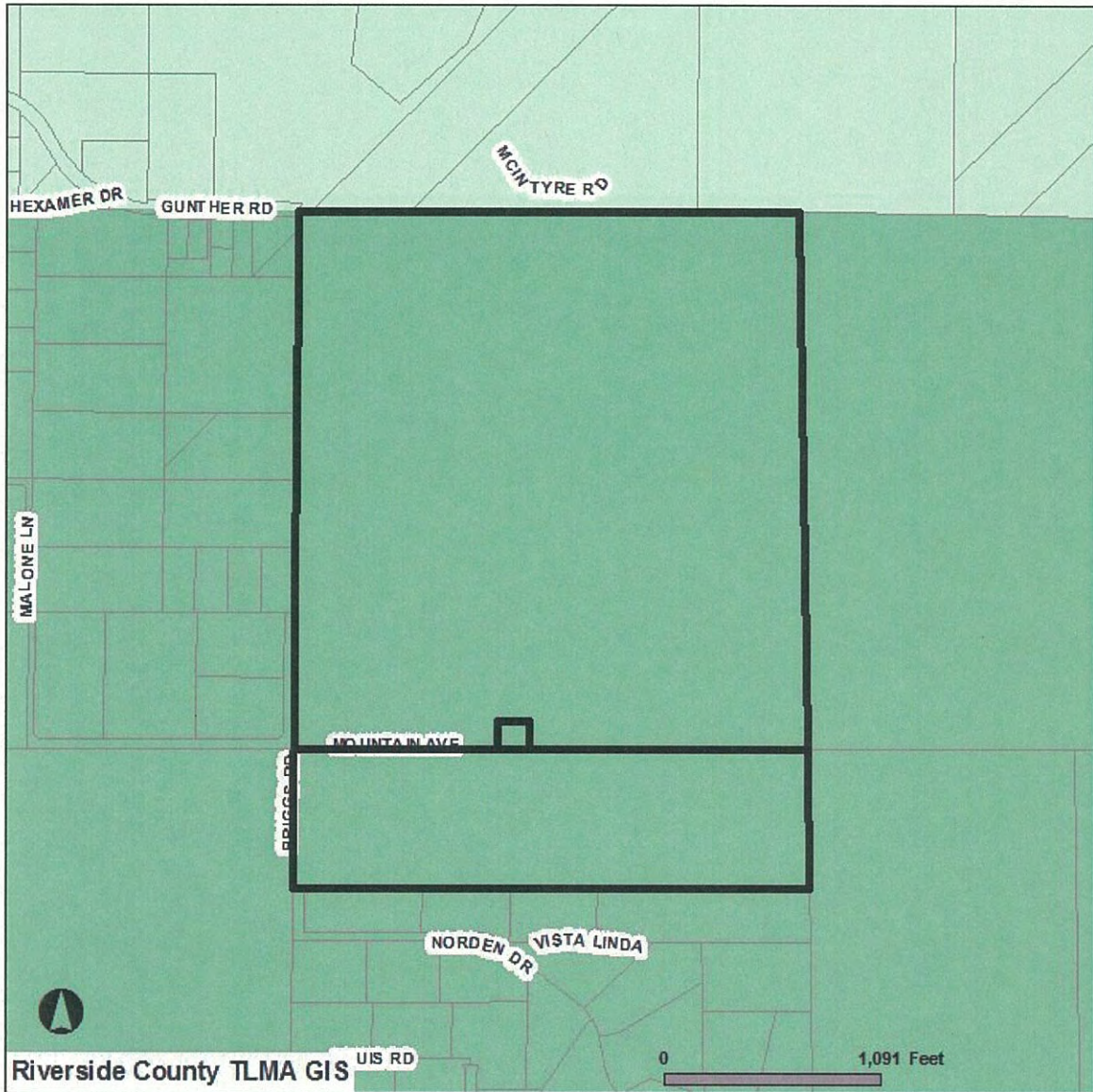
**\*IMPORTANT\***

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 May 11 14:04:16 2010

Version 100412

ZONING AREA - PUP00885



Selected parcel(s):  
457-040-001 457-050-001

ZONING DISTRICTS AND ZONING AREAS

- SELECTED PARCEL
- HOMELAND AREA
- N INTERSTATES
- N HIGHWAYS
- PARCELS
- NUEVO AREA

**\*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 May 11 14:05:30 2010  
Version 100412



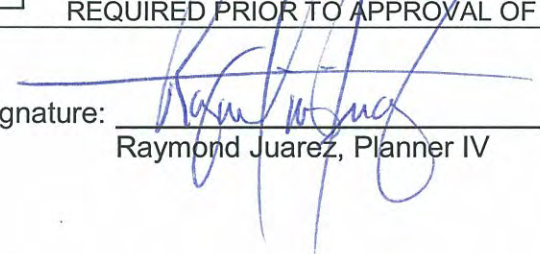
# Extension of Time Environmental Determination

Project Case Number: PUP00885  
 Original E.A. Number: EA41048  
 Extension of Time No.: First  
 Original Approval Date: January 9, 2008

Project Location: Northerly of Norden Drive and westerly of Briggs Road  
 Project Description: Construction of a privately owned law enforcement, military, and governmental agency tactical training center consisting of 3 administrative office buildings totaling approximately 8,500 sq. ft., 2 dormitories/ garages, a gymnasium, a covered pool, 2 classroom structures totaling 5000 sq. ft., 10 uninhabited training structures and several mock streets arranged to simulate a town, 6 indoor firing range/ simulation firing ranges totaling approximately 27,625 sq. ft., 3 indoor rifle ranges totaling approximately 36,750 sq. ft., and a tactical training driving test track and skid pad.

On August 2, 2010, this Public Use Permit 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: August 2, 2010  
 For Ron Goldman, Planning Director

Dimagiba, Catherine

---

**From:** Vicky Phillips [vlp@markhamdmg.com]  
**Sent:** Wednesday, July 28, 2010 3:09 PM  
**To:** Dimagiba, Catherine  
**Cc:** James R. Bach; Juarez, Raymond; Larry Markham  
**Subject:** RE: Extension of Time - PUP00885

Hi Catherine,

I believe the landscape issue was resolved per Kristi Lovelady's email on July 6th. All other issues have been either accepted or worked out.

On behalf of Larry Markham and Jim Bach, we accept the new conditions for PUP0085 - Extension of Time.

Thank you so much for your assistance.

Have a great day,

*Vicky Phillips*

Assistant Project Manager

**MDMG, Inc.**

41635 Enterprise Circle North  
Suite B  
Temecula, CA 92590  
951-296-3466 ext. 202  
Fax: 951-296-3476  
vlp@markhamdmg.com

---

**From:** Larry Markham  
**Sent:** Wednesday, July 28, 2010 2:53 PM  
**To:** Dimagiba, Catherine; Vicky Phillips  
**Cc:** James R. Bach; Juarez, Raymond  
**Subject:** RE: Extension of Time - PUP00885

AS I RECALL JIM HAD AN ISSUE WITH THE LANDSCAPE MAINTENANCE COA FROM EITHER THIS E-MAIL OR EARLIER AND CLEARED UP WITH CHRISTY AT RAY'S DIRECTION AND THE AGREED TO ALL OTHER COAS VIA E-MAIL (JIM IS ON VACATION THIS WEEK)

LRM

---

**From:** Dimagiba, Catherine [mailto:CDIMAGIB@rctlma.org]  
**Sent:** Wednesday, July 28, 2010 2:35 PM  
**To:** Vicky Phillips

**Cc:** Larry Markham; James R. Bach; Juarez, Raymond

**Subject:** RE: Extension of Time - PUP00885

Hi Vicky,

This will be approved via Planning Commission as a Consent Calendar Item, subsequent a receive and file action by the BOS.

My apologies but I was awaiting a written acceptance of the new conditions as per my e-mail below (dated 7/1/10) with each condition listed out (10.Planning.20, etc.) so that I can include that documentation in the staff report.

I've attached, for your records, a copy of the recommended conditions (80.PLANNING.51 was removed), which are identified as follows:

10.PLANNING.56

10.TRANS.7

80.PLANNING.49

80.PLANNING.50

90.PLANNING.40

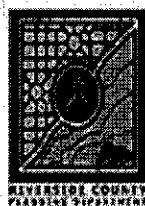
90.PLANNING.41

90.PLANNING.42

Once I receive the written acceptance, I will work on the staff report and place the EOT request on the next PC Agenda, which is on 9/15/10.

I apologize again for any inconvenience this may have caused. Please contact me if you have any further questions.

Thank you,



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

---

**From:** Vicky Phillips [mailto:vlp@markhamdmg.com]

**Sent:** Wednesday, July 28, 2010 1:46 PM

**To:** Dimagiba, Catherine

**Cc:** Larry Markham; James R. Bach; Juarez, Raymond; Lovelady, Kristi

**Subject:** FW: Extension of Time - PUP00885

Hi Catherine,

Is this going to be approved administratively, or via Planning Commission?

Our understanding is that all conditions have been agreed to and/or worked out, but we have yet to receive word on approval status.

Thanks,

*Vicky Phillips*

Assistant Project Manager

**MDMG, Inc.**

41635 Enterprise Circle North  
Suite B  
Temecula, CA 92590  
951-296-3466 ext. 202  
Fax: 951-296-3476  
vip@markhamdmg.com

---

**From:** James R. Bach  
**Sent:** Wednesday, July 28, 2010 1:32 PM  
**To:** Vicky Phillips  
**Subject:** FW: Extension of Time - PUP00885

***James R. Bach***

*Project Manager*

**MDMG inc.**

Markham Development Management Group  
41635 Enterprise Circle N.  
Temecula, CA 92590  
951.296.3466 x221  
[jrb@markhamdmg.com](mailto:jrb@markhamdmg.com)

---

**From:** Larry Markham  
**Sent:** Friday, July 09, 2010 10:35 AM  
**To:** 'Lovelady, Kristi'; Juarez, Raymond; James R. Bach  
**Cc:** Dimagiba, Catherine; John Choate; Straite, Matt  
**Subject:** RE: Extension of Time - PUP00885

THX, TO ALL

LRM

---

**From:** Lovelady, Kristi [<mailto:KLOVELAD@rctlma.org>]  
**Sent:** Tuesday, July 06, 2010 7:32 AM  
**To:** Juarez, Raymond; James R. Bach  
**Cc:** Larry Markham; Dimagiba, Catherine; John Choate; Straite, Matt  
**Subject:** RE: Extension of Time - PUP00885

The condition in question was removed.

***Kristi Lovelady, Principal Planner***  
*Riverside County Planning Department*  
*4080 Lemon Street, 9th Floor*

PUBLIC USE PERMIT Case #: PUP00885

Parcel: 457-050-001

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 56

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 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. 7

USE - 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

PUBLIC USE PERMIT Case #: PUP00885

Parcel: 457-050-001

10. GENERAL CONDITIONS

10.TRANS. 7 USE - COUNTY WEB SITE (EOT1) (cont.) RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 49 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 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,

07/28/10  
13:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 3

PUBLIC USE PERMIT Case #: PUP00885

Parcel: 457-050-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 49

USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 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. 50

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 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

07/28/10  
13:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PUBLIC USE PERMIT Case #: PUP00885

Parcel: 457-050-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 50 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 40 USE - LC LNDSACP 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. 41 USE - LC LNDSACP INSPCT REQMENTS 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



07/28/10  
13:50

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

PUBLIC USE PERMIT Case #: PUP00885

Parcel: 457-050-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 41 USE - LC LNDSACP INSPCT REQMENTS (cont.) RECOMMND

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 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. 42 USE - LC COMPLY W/ LNDSACP/ 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

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

DATE: May 13, 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 PUBLIC USE PERMIT NO. 885** - Applicant: MDMG, Inc. - Fifth Supervisorial District – Homeland Zoning Area - Lakeview/Nuevo Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) - Location: Northerly of Norden Drive and westerly of Briggs Road – 193.97 Acres - Zoning: Residential Agriculture- 1 Acre Minimum (R-A-1) and Residential Agriculture- 10 Acre Minimum (R-A-10) – Approved Project Description: Construction of a privately owned law enforcement, military, and governmental agency tactical training center consisting of 3 administrative office buildings totaling approximately 8,500 sq. ft., 2 dormitories/ garages, a gymnasium, a covered pool, 2 classroom structures totaling 5000 sq. ft., 10 uninhabited training structures and several mock streets arranged to simulate a town, 6 indoor firing range/ simulation firing ranges totaling approximately 27,625 sq. ft., 3 indoor rifle ranges totaling approximately 36,750 sq. ft., and a tactical training driving test track and skid pad. - **REQUEST: EXTENSION OF TIME TO January 9, 2011 - 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 **June 24, 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 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 Revised Permit to the Approved Use Permit, 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 (951) 955-0879 or email at [krsimmon@RCTLMA.org](mailto:krsimmon@RCTLMA.org)/ **MAILSTOP# 1070**.

Y:\Planning Master Forms\EOT Forms\EOT CPR Transmittal Form.doc

**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: PUP0085

DATE SUBMITTED: \_\_\_\_\_

Assessor's Parcel Number(s): 457-040-001 and 457-050-001

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 9, 2008

Applicant's Name: MDMG, Inc.

E-Mail: lrm@markhamdmg.com

Mailing Address: 41635 Enterprise Circle North, Suite B

Temecula                      CA                      92590  
City                                      State                                      ZIP

Daytime Phone No: ( 951 ) 296-3466 x 207      Fax No: ( 951 ) 296-3476

Property Owner's Name: John D. Choate

E-Mail: \_\_\_\_\_

Mailing Address: 3405 Lake View Dr.

Spring Valley                      CA                      92590  
City                                      State                                      ZIP

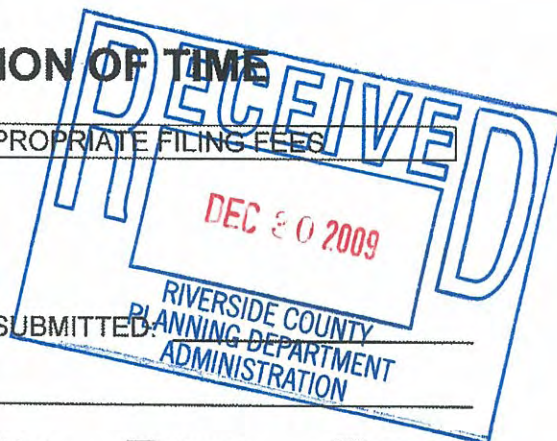
Daytime Phone No: ( 619 ) 339-6442      Fax No: ( 800 ) 544-9623

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 295-1018 (08/27/07)

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(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.

*Larry R. Markham*  
\_\_\_\_\_

PRINTED NAME OF APPLICANT

*[Handwritten 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.

*Larry R. Markham*  
\_\_\_\_\_

PRINTED NAME OF PROPERTY OWNER(S)

*[Handwritten Signature]*  
\_\_\_\_\_

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.: 1.5  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisorial District: Fourth  
Project Planner: Damaris Abraham  
Planning Commission: September 15, 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: 8/18/10

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

Agenda Item No.: 4.1  
Area Plan: Western Coachella Valley  
Zoning District: Pass & Desert  
Supervisorial 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<br>Rural: Rural Residential (R:RR) (5 Acres Minimum) to the south and east<br>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<br>Controlled Development Areas (W-2) to south and west<br>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<br>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.

REPORT PRINTED ON...Wed May 19 16:37:58 2010

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**

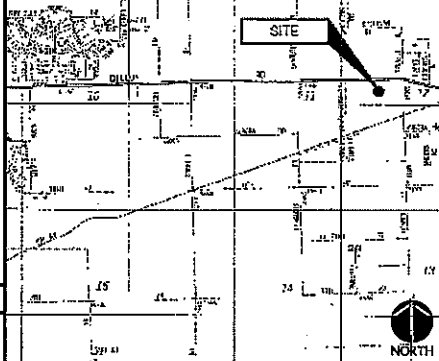
ABV. ABBREVIATION	EQ. EQUAL	MECH. MECHANICAL
AC. ACUSTIC(AL)	EQUIP. EQUIPMENT	MET. METAL
A/C. AIR CONDITIONING	EXST. EXISTING	MIN. MINIMUM
ALT. ALTERNATE	EXT. EXTERIOR	MISC. MISCELLANEOUS
ALUM. ALUMINUM	F.S. FACE OF STUD	NAT. NATURAL
A.B. ANCHOR BOLT	FIN. FINISH	N. NORTH
APPROX. APPROXIMATE	FIG. FIGURE	N.L.C. NOT IN CONTRACT
ARCH. ARCHITECTURE	FL. FLOOR	N.T.S. NOT TO SCALE
A.C. ASPHALT CONCRETE	F.L. FLOW LINE	O.C. ON CENTER
BA. BEAM	F.O. FLOOR GRAB	O.D. OUTSIDE DIAMETER
BLK(S). BLOCKING	FLOOR. FLOURESCENT	OPNG. OPENING
BO. BOARD	FT./ FOOT PER	OPP. OPPOSITE
BOT. BOTTOM	FIG. FOOTING	PL. PLATE
BLDG. BUILDING	FDN. FOUNDATION	PLYNG. PLYWOOD
CAB. CABINET	GA. GALLON	REINF. REINFORCE(MG)
CA. CAST IRON	GALV. GALVANIZED	RM. ROOM
C.B. CATCH BASIN	G.I. GALVANIZED IRON	SCHED. SCHEDULE
C.G. CEILING	G. GAS	SEC. SECTION
CDL. CEMENT	GA. GAUGE	SH. SHEET
CCR. CERAMIC	GL. GLASS	SML. SIMILAR
C.O. CLEAN OUT	G.L. GLOUED LAMINATE	S. SOUTH
CLR. CLEAR	G.P. GYPSUM	SPECS. SPECIFICATIONS
COL. COLUMN	HT. HEIGHT	SQ. SQUARE
CONC. CONCRETE	H.M. HOLLOW METAL	STR. STANDARD
CONN. CONNECTION	HORIZ. HORIZONTAL	STL. STEEL
CONT. CONTINUE(S)	H.B. HOSE BIBB	STRUCT. STRUCTURAL
DET. DETAIL	INFO. INFORMATION	SUSP. SUSPENDED
DIAM. DIAMETER	LD. INSIDE DIAMETER	T & P TELEPHONE & POWER
DM. DIMENSION	INSUL. INSULATION	THK. THICK
DOOR. DOOR	INT. INTERIOR	T & B TOP & BOTTOM
DBL. DOUBLE	JT. JOINT	TYP. TYPICAL
DN. DOWN	KT. KITCHEN	UNL.D. UNLESS NOTED OTHERWISE
DS. DOWN SPOUT	LAB. LABORATORY	VENT. VENTILATION
DWG. DRAWING	LN. LIGHT	VERT. VERTICAL
D.F. DRINKING FOUNTAIN	LN. LINEAL	W. WATER
EA. EACH	MFR. MANUFACTURE	WT. WEIGHT
E. EAST	M.F.S. MASONRY OPENING	W.W.M. WELDED WIRE MESH
ELEC. ELECTRIC(AL)	M.O. MASONRY OPENING	W. WEST
EL. ELEVATION	MAT. MATERIAL	W/ WITH
ENCL. ENCLOSURE	MAX. MAXIMUM	NO. WOOD

# verizon wireless

## SITE NAME: "LONG CANYON"

### 70875 DILLON ROAD DESERT HOT SPRINGS, CA 92241

**VICINITY MAP**



**SHEET INDEX**

SHEET NUMBER	DESCRIPTION
1-1	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

**PROJECT DESCRIPTION**

PROPOSED VERIZON WIRELESS COMMUNICATIONS UNMANNED SUBSTATION TO CONSIST OF THE FOLLOWING: INSTALLATION OF A NEW 16'-0" X 11'-6" PRE-FAB STATE APPROVED EQUIPMENT SHELTER WITH A NEW CHAINLINK FENCE EQUIPMENT ENCLOSURE (800 S.F.) AND THE INSTALLATION OF (12) PANEL ANTENNAS AND (3) PARABOLIC ANTENNA ON A NEW 70'-0" HIGH "PALMTREE" MONOPOLE. WORK SHALL ALSO INCLUDE NEW ELECTRICAL SERVICE TO THE PROPOSED VERIZON WIRELESS EQUIPMENT.

THIS IS A STATE APPROVED, LICENSED COMMERCIAL CODEH 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" CONCRETE. 1-HR. RATED CONSTRUCTION APPROVED BY THE STATE OF CALIFORNIA. STATE OF CALIFORNIA COMMERCIAL CODE 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)	800 SQ. FT.
CONSTRUCTION TYPE:	V-B HR.
OCCUPANCY CLASSIFICATION:	S-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 (C.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  
18505 SAND CANYON AVE.  
BUILDING 01, 1st FLOOR  
IRVINE, CALIFORNIA 92618  
PH: (949) 286-7000

**LANDLORD:**  
STUART M. RICE  
70875 DILLON ROAD  
DESERT HOT SPRINGS, CA 92241  
PH: (760) 329-8457  
CONTACT: DEBRA MATAS

**APPLICANT'S AGENT:**  
PLANCON, INC.  
250 EL CAMINO REAL  
SUITE 117  
TUSTIN, CA 92780  
714-315-6750  
CONTACT: BRIAN MEURS

**ARCHITECT:**  
DEBRA DESIGN, INC.  
806 E. CHAPMAN AVE. #203  
ORANGE, CALIFORNIA 92668  
PH: (714) 288-0006  
CONTACT: BILL ATKINS

**LEGAL DESCRIPTION**

**COORDINATES:**  
LATITUDE: 33°55'29.09" N  
LONGITUDE: 117°02'28.07" W

NAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE ASHTEC GP.S. RECEIVERS AND ASHTEC SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

GROUND ELEVATION (@ GEODETIC COORDINATE LOCATION) = 1,114 FEET (NAVD83)

**TITLE REPORT IDENTIFICATION:**  
LAND AMERICA LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT NO. 0713249-18, DATED JANUARY 25, 2008.

**EASEMENT NOTES:**  
SEE ATTACHED SURVEY

**ASSESSOR'S IDENTIFICATION:**  
RIVERSIDE COUNTY A.P.N. 054-220-022 & 023

± 0.3620 ACRES PER RIVERSIDE COUNTY ASSESSOR

**BENCH MARK:**  
U.S.G.S. BENCH MARK "M 1162"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "M 1162" AS SHOWN ON THE "SEVEN PALMS VALLEY" 7.5 MINUTE QUADRANGLE MAP.

ELEVATION: 1,164.5 FEET A.M.S.L. (NAVD83)

**LEGAL DESCRIPTION:**  
PARCEL 1:

THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 8 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. 254658, 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 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 BENNET ROAD WITH THE CENTERLINE OF PARCEL 0335-27A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 6, 1976, IN RECORD OF SURVEY'S BOOK 52, PAGE 31, IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 72°21'00" WEST ALONG THE CENTERLINE OF SAID PARCEL 0335-27A A DISTANCE OF 433.00 FEET; THENCE NORTH 17°17'44" 25.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL 0335-27A AN TO THE POINT OF BEGINNING; THENCE SOUTH 17°17'44" EAST 50.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 0335-27A.

EXCEPTING THEREFROM ANY MOBILE HOME LOCATED ON SAID PROPERTY.

Dept. Approval:	Date:
A/C	
RE	
RF	
FE	
LOIS	
TEOUT	



**verizon wireless**  
18505 Sand Canyon Ave.  
Irvine, CA 92618  
(949) 286-7000

SITE NAME: "LONG CANYON"  
70875 DILLON ROAD  
DESERT HOT SPRINGS, CA 92241  
TITLE SHEET  
ZONING

REVISIONS	DATE	BY	DESCRIPTION
1			
2			
3			
4			

T-1  
15 No. 7081





**COORDINATES:**  
 LATITUDE 33°52'29.00" N  
 LONGITUDE 116°23'29.81" W

HAD 1983 GEODETIC COORDINATES WERE ESTABLISHED USING SURVEY GRADE "ASHTACH" G.P.S. RECEIVERS AND ASHTACH SURVEY GRADE PRECISION SOFTWARE FOR POST-PROCESSING.

GROUND ELEVATION (8 GEODETIC COORDINATE LOCATION) = 1114 FEET (NAVD88)

**BASIS OF BEARINGS:**

THE CENTERLINE OF DILLON ROAD BEING NORTH 84°42'20" WEST PER PARCEL MAP NO. 12709, P.L.M. 61/64, RECORDS OF RIVERSIDE COUNTY.

**TITLE REPORT IDENTIFICATION:**

LAND AMERICA LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT NO. 07125249-19, DATED: JANUARY 25, 2008.

PARCEL MAP  
 NO. 12709  
 P.M. 61 / 66

PARCEL 1  
 APN. 654-80-007

**EASEMENT NOTES:**

EASEMENT(S) SHOWN HEREON ARE PER LAND AMERICA LAWYERS TITLE COMPANY PRELIMINARY TITLE REPORT NO. 07125249-19, DATED: JANUARY 25, 2008.

1. AN EASEMENT TO CALIFORNIA ELECTRIC POWER COMPANY FOR POLE LINES, RECORDS JANUARY 29, 1947 IN BOOK 304, PAGE 495 OF OFFICIAL RECORDS. (NO WIDTH GIVEN)

2. AN EASEMENT TO COACHELLA VALLEY COUNTY WATER DISTRICT FOR PIPELINE, RECORDED JANUARY 19, 1958 AS INSTRUMENT NO. 6781 OF OFFICIAL RECORDS. (BLANKET 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. 13023 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, 1972 AS INSTRUMENT NO. 27826 OF OFFICIAL RECORDS. (NOT PLOTTABLE FROM SAID DOCUMENT)

6. AN EASEMENT TO THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITIES, RECORDED MAY 19, 1977 AS INSTRUMENT NO. 89253 OF OFFICIAL RECORDS.

7. ANY PRIVATE EASEMENTS THAT WERE NOT AFFECTED BY THE PROCEDURES INVOLVING AUSTRIA ROAD BY INSTRUMENT RECORDED MAY 18, 1977 AS INSTRUMENT NO. 89253 OF OFFICIAL RECORDS.

8. DENOTES ITEM PLOTTED HEREON

**ASSESSOR'S IDENTIFICATION:**

RIVERSIDE COUNTY A.P.N. 654-220-022 & 023

AREA:  
 238.20 ACRES PER RIVERSIDE COUNTY ASSESSOR

**BENCH MARK:**

U.S.C.S. BENCH MARK "BM 1162"

UNITED STATES GEOLOGICAL SURVEY BENCH MARK "BM 1162" AS SHOWN ON THE "SEVEN PALMS VALLEY" 7.5 MINUTE QUADRANGLE MAP. ELEVATION: 1164.5 FEET A.M.S.L. (NAVD88)

**LEGAL DESCRIPTION:**

PARCEL 1:

THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 2 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 25 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. 254856, 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 BENNETT ROAD WITH THE CENTERLINE OF PARCEL 6235-27A AS SHOWN ON RECORD OF SURVEY FILED NOVEMBER 8, 1976, 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 6135-27A A DISTANCE OF 403.07 FEET; THENCE NORTH 17°17'44" EAST 25.00 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 50.00 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

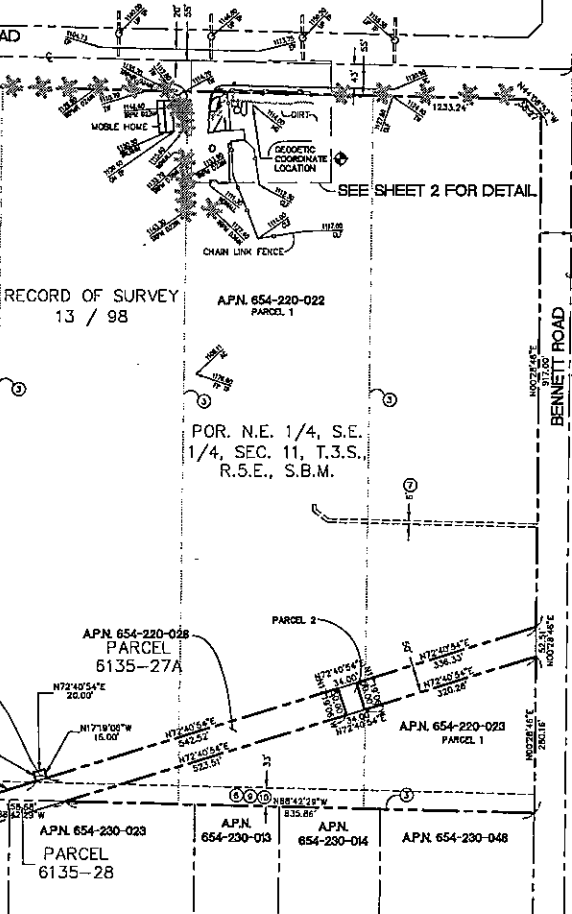
**LEGEND:**

- |                             |                      |
|-----------------------------|----------------------|
| AC ASPHALT CONCRETE         | CBM BLOCK WALL       |
| BTHW BOAT BOW               | CLF CHAIN LINK FENCE |
| BTBTH BOAT TIE              | CVR COVERHOLE        |
| CLM COLUMN                  | FM FOUND MONUMENT    |
| CPD CONCRETE PAD            | UP UTILITY POLE      |
| EDV ELECTRICAL BOX          | UW UTILITY WALK      |
| EDK EDGE OF DIRT            | WDF WOOD FENCE       |
| EDKJ EDGE OF JUNK           |                      |
| EDKX EDGE OF ROCK           |                      |
| EDKZF EDGE OF ROCK FOUNTAIN |                      |
| EP EDGE OF PAVEMENT         |                      |
| FD FOUND                    |                      |
| FP FLAG POLE                |                      |
| NC NATIONAL CORNER          |                      |
| OH OVERHANG                 |                      |
| ROCK ROCK                   |                      |
| RFNT ROCK FOUNTAIN          |                      |
| SKK SPIKE                   |                      |
| TC TOP OF CURB              |                      |
| TD TOP                      |                      |
| TRH TRAILER HOME            |                      |
| TRM PALM TREE               |                      |
| TRPR PALM TREE ROW          |                      |
| TRR TELER RIDER             |                      |
| TW TOP OF WALL              |                      |
| UP UTILITY POLE             |                      |
| UW UTILITY WALK             |                      |
| WDL WALL                    |                      |
| WDLW WOOD WALL              |                      |
| WDLWL WOODWALL              |                      |

RECORD OF SURVEY  
 13 / 98

PARCEL 1  
 APN. 654-220-022

POR. N.E. 1/4, S.E.  
 1/4, SEC. 11, T.3.S.,  
 R.5.E., S.B.M.



SEE SHEET 2 FOR DETAIL



SEE SHEET 2 FOR SITE DETAILS

NO.	DATE	DESCRIPTION	BY
1	1/24/08	ISSUE FOR REVIEW	BP
2	02/27/08	ADDED TITLE INFO	BP

PREPARED BY:  
**BERT BARR**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 15255 Sand Canyon Ave.  
 Desert Hot Springs, CA 92241  
 Phone: 951-252-7020



**TOPOGRAPHIC SURVEY**  
 "LONG CANYON"  
 70-875 DILLON RD.  
 DESERT HOT SPRINGS, CA 92241

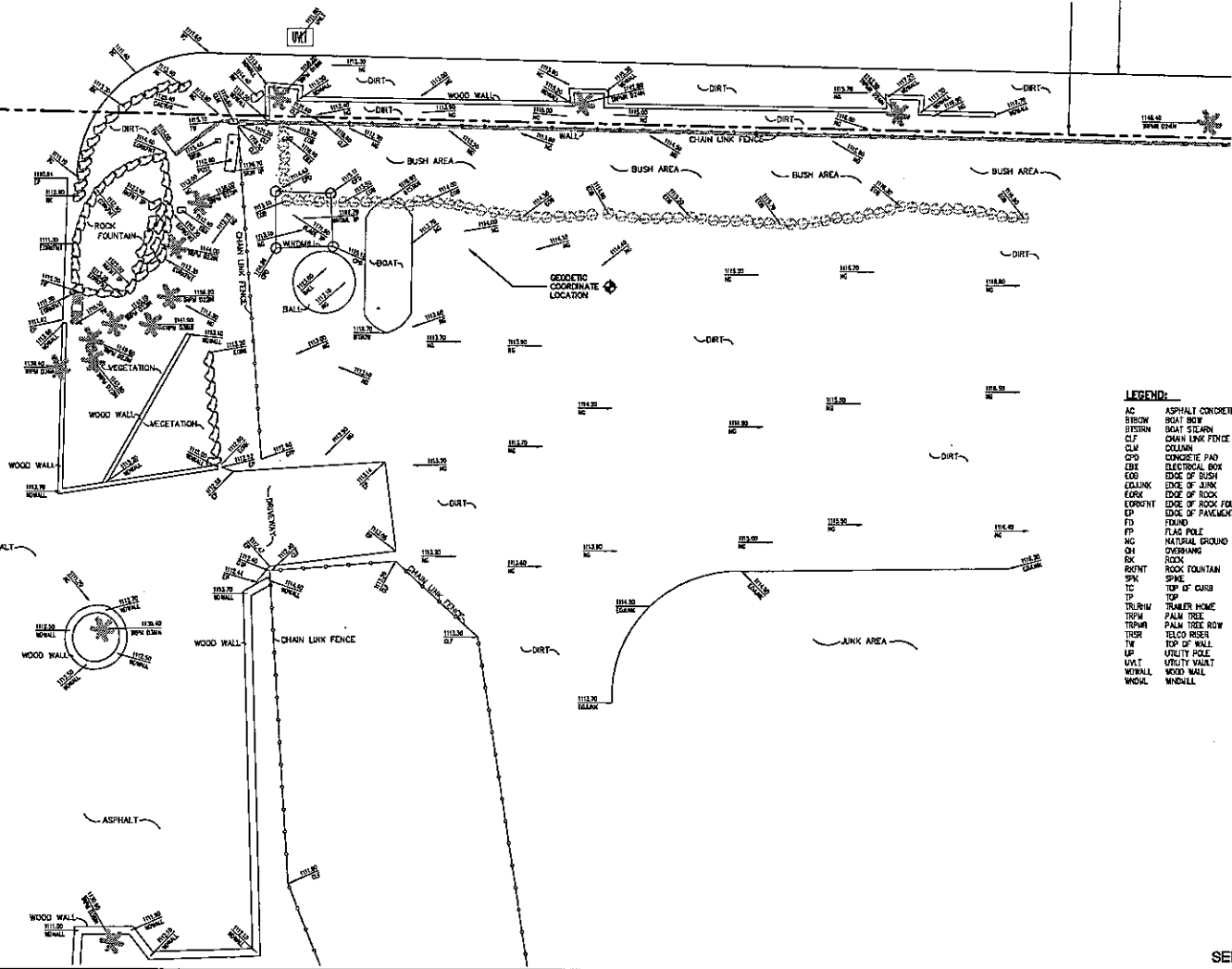
SCALE:	DATE:
1" = 100'	01/23/08
DRAWN BY:	DRAWN BY:
ML	ML
CHKD BY:	CHKD BY:
ML	ML
SHEET 1 OF 2	



SCALE: 1" = 10'

DILLON ROAD  
N85°42'25"W

55  
43



**LEGEND:**

- AC ASPHALT CONCRETE
- BRON BOAT ROW
- BUSH BUSH
- CLF CHAIN LINK FENCE
- CLM COLUMN
- CPD CONCRETE PAD
- EBE ELECTRICAL BOX
- EOB EDGE OF BUSH
- ELINK EDGE OF LINK
- EROK EDGE OF ROCK
- ERFNT EDGE OF ROCK FOUNTAIN
- EPYMT EDGE OF PAVEMENT
- EP FOUND
- FP FLAG POLE
- NG NATURAL GROUND
- ON OVERHANG
- ROK ROCK
- ROFNT ROCK FOUNTAIN
- SPK SPIKE
- TC TOP OF CURB
- TR TOP
- TRH/H TRAILER HOME
- TRM PALM TREE
- TRM/R PALM TREE ROW
- TRR TELECOM
- TRR TELECOM
- TRW TOP OF WALL
- UP UTILITY POLE
- UVAT UTILITY VAULT
- WALL WOOD WALL
- WICK WICK

- BLOCK WALL
- CHAIN LINK FENCE
- CENTERLINE
- FOUND MONUMENT
- UTILITY POLE
- UTILITY VAULT
- WOOD FENCE

REVISIONS		DATE	BY
1	ISSUE FOR REVIEW	11/23/08	GR
2	ADDED TITLE INFO	01/23/09	BR

PREPARED BY  
**BURT BARR**  
 AND ASSOCIATES, INC.  
 LAND SURVEYING & MAPPING  
 1500 5th Street, Suite 100  
 Costa Mesa, California, 92626  
 Tel: 714.537.1554 FAX: 714.537.1554

PREPARED FOR:  
**verizon wireless**  
 1500 5th Street, Suite 100  
 Costa Mesa, CA 92626

**TOPOGRAPHIC SURVEY**  
 "LONG CANYON"  
 70-875 DILLON RD.  
 DESERT HOT SPRINGS, CA 92241



SCALE: 1" = 10'	DATE: 01/23/09
DRAWN BY: GR	CHECKED BY: BR
DRAWING NO.: 08	NO.:
SHEET: 2	OF: 2

SEE SHEET 1 FOR BOUNDARY AND TITLE INFO

PARCEL MAP  
NO. 12709  
P.M. 61 / 66

EXISTING EDISON UTILITY  
POLE (154126LE) &  
VERIZON WIRELESS SOURCE  
OF ELECTRICAL POINT OF  
CONNECTION

PARCEL 1  
AP.N. 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'

AP.N. 654-220-027

EXISTING TRAILER  
HOPE TO REMAIN  
EXISTING ASPHALT  
PAVED DRIVEWAY

EXISTING  
COURT LOT

PROPOSED VERIZON WIRELESS  
AREA OF IMPROVEMENT  
PROPOSED 30'-0" X 30'-0" (800 SF)  
VERIZON WIRELESS LEASE AREA, SEE PLAN -  
SHEET A-2

RECORD OF SURVEY  
13 / 98

AP.N. 654-220-022  
PARCEL 1

FOR. 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  
17.00'  
N00°28'46"E

AP.N. 654-220-005

AP.N. 654-220-006

AP.N. 654-220-028  
PARCEL  
6135-27A

PARCEL  
6135-27B

PARCEL 2

AP.N. 654-220-023

N171°06'W  
15.00'

N171°06'W  
18.00'

N72°40'54"E  
642.52'

N72°40'54"E  
523.51'

N72°40'54"E  
34.00'

N72°40'54"E  
336.33'

N72°40'54"E  
320.26'

AP.N. 654-230-021

PARCEL  
6135-29B

AP.N. 654-230-022

AP.N. 654-230-023

AP.N. 654-230-023

PARCEL  
6135-28

AP.N.  
654-230-013

AP.N.  
654-230-014

AP.N. 654-230-048

AP.N.  
654-230-038  
PARCEL  
6135-29A

OVERALL  
SITE PLAN



0 45 90 180  
GRAPHIC SCALE

Dept.	Approved	Date
ALC		
RE		
RF		
FE		
OPS		
LEAD		

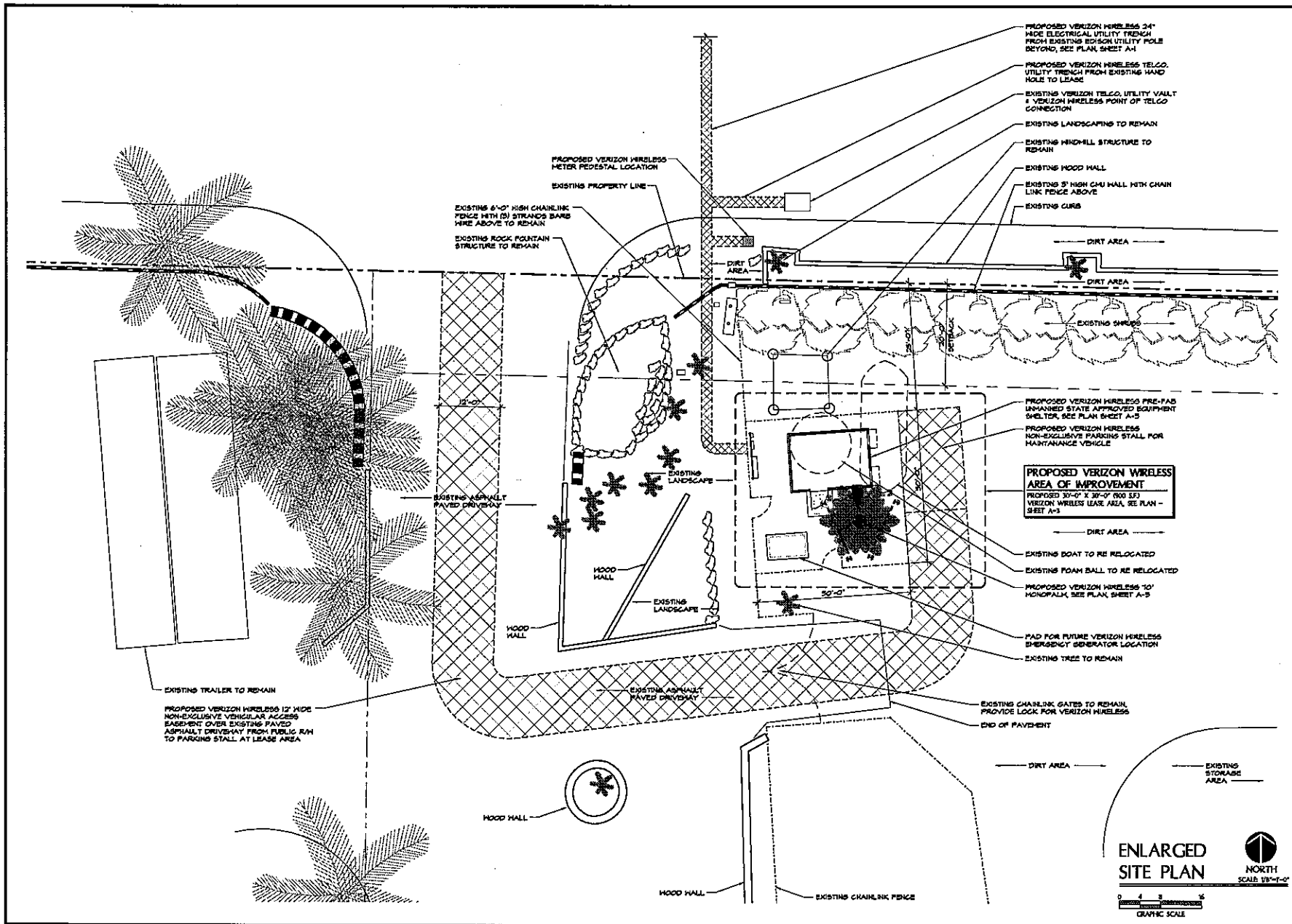
**verizon wireless**  
1500 S. Santa Canyon Ave.  
Brea, CA 92618  
(949) 288-7000

SITE NAME: "LONG CANYON"  
70875 DILLON ROAD  
DESERT HOT SPRINGS, CA 92241  
OVERALL SITE PLAN  
ZONING

OVERALL SITE PLAN  
SCALE: 1" = 40'  
GRAPHIC SCALE

**A-1**

36 No. 7384



Dept.	Approved	Date
A&C		
RE		
MT		
EE		
OPS		
ES&UT		

**derra**

**verizon wireless**

15500 Sycamore Canyon Ave.  
Irvine, CA 92618  
(949) 268-7000

**SITE NAME: "LONG CANYON"**  
70875 DILLON ROAD  
DESERT HOT SPRINGS, CA 92241  
**ENLARGED SITE PLAN**  
ZONING

REVISIONS	DATE	BY	DESCRIPTION

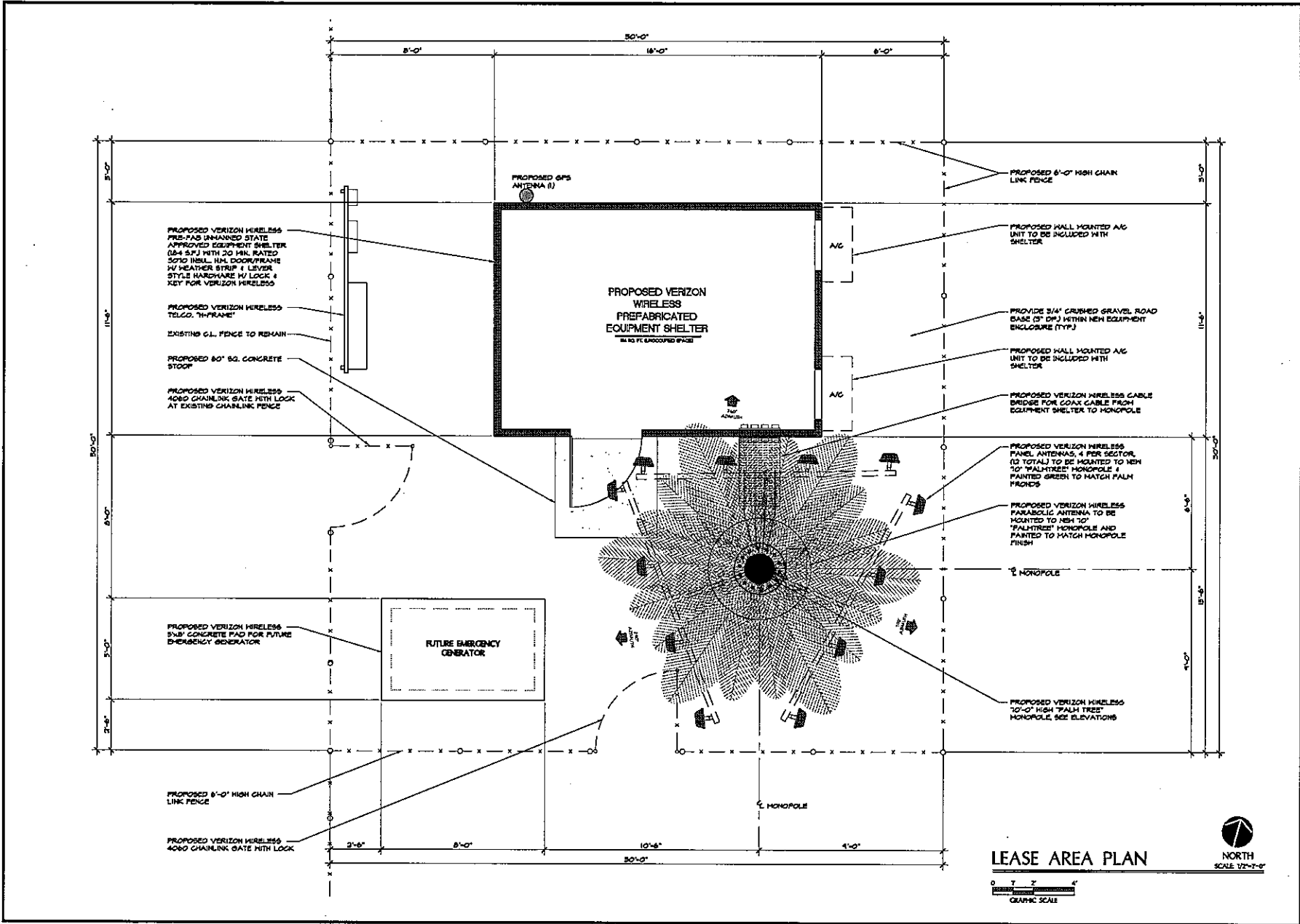
**ENLARGED SITE PLAN**

NORTH  
SCALE 1/8"=1'-0"

0 4 8 12  
GRAPHIC SCALE

**A-2**

36 IN. 7/281



Disc.	Approved	Date
A/C		
RF		
INT		
EE		
OPS		
ECOUT		

**derra**

**verizon wireless**

(849) 388-7000

1508 Sand Canyon Ave.  
Building 37, First Floor  
Irvine, CA 92618

**SITE NAME: "LONG CANYON"**  
 70875 DILLON ROAD  
 DESERT HOT SPRINGS, CA 92241  
**LEASE AREA PLAN**  
 ZONING

REVISIONS	DATE	BY	CHKD
1			
2			
3			
4			

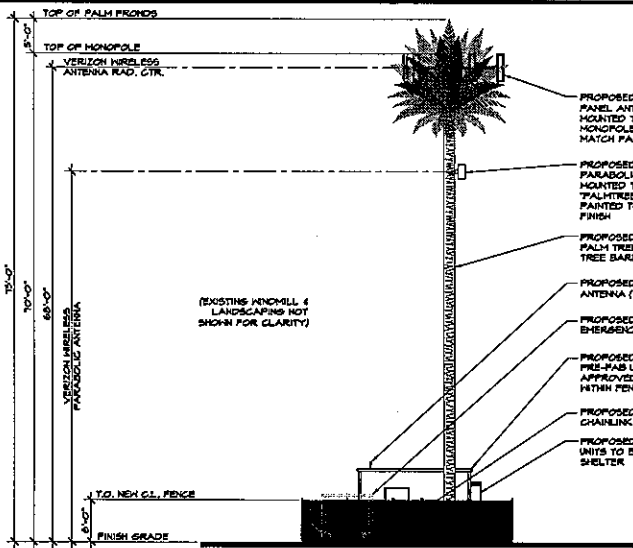
**A-3**

Job No. 7391

**LEASE AREA PLAN**

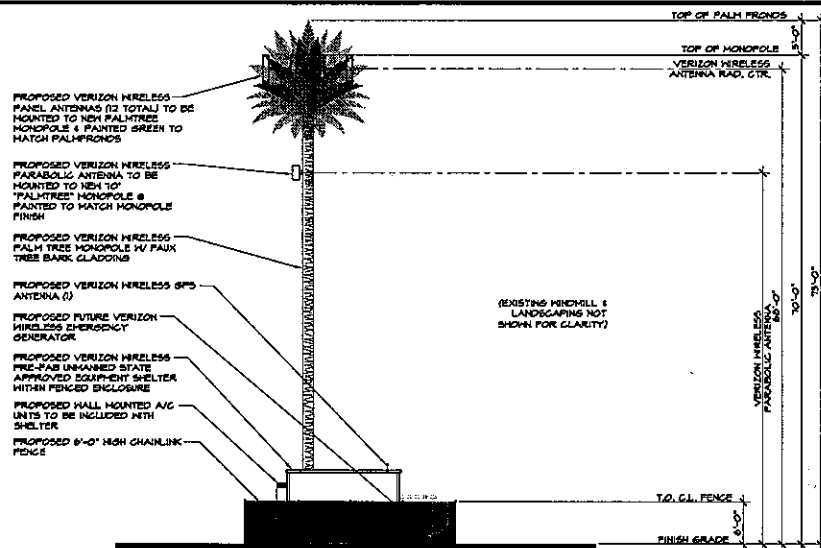
NORTH  
SCALE 1/2"=1'-0"

0 10 20 40  
FOOT  
GRAPHIC SCALE



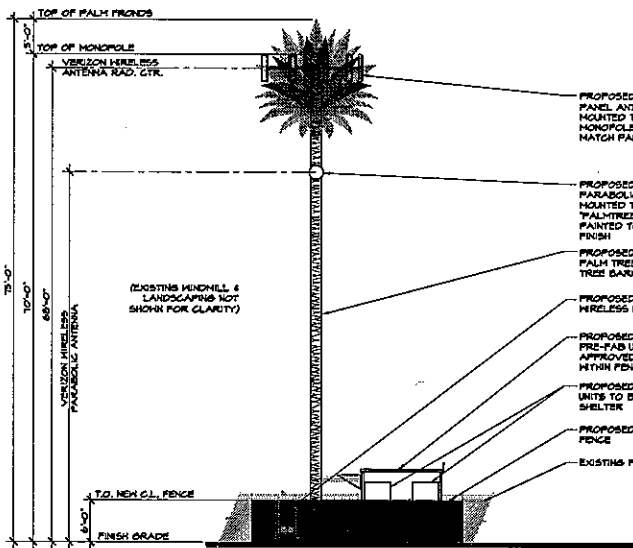
**SOUTH ELEVATION**

SCALE 1/8"=1'-0"



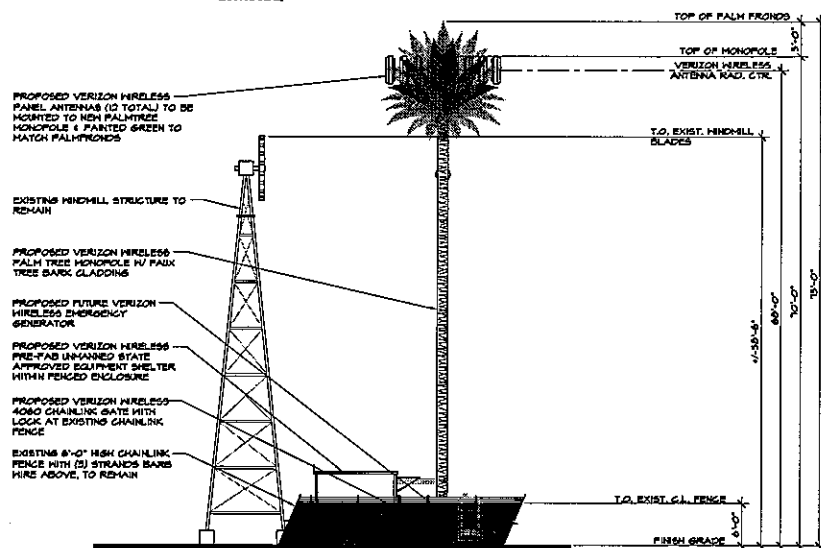
**NORTH ELEVATION**

SCALE 1/8"=1'-0"



**EAST ELEVATION**

SCALE 1/8"=1'-0"



**WEST ELEVATION**

SCALE 1/8"=1'-0"



Date Approved: Date					
DATE	BY	CHKD	APP'D	DATE	BY

**derra**

**verizon wireless**  
 15505 Sand Canyon Ave.  
 Building 101, First Floor  
 Irvine, CA 92618  
 (949) 266-7000

**SITE NAME: "LONG CANYON"**  
 70875 DILLON ROAD  
 DESERT HOT SPRINGS, CA 92241  
**ELEVATIONS ZONING**

REVISIONS					
NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1					
2					
3					
4					

**A-4**  
 Job No. 71251

# 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, 1<sup>st</sup> 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

<b>Residential Acres:</b>	<b>Lots:</b> 1	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>6. Air Quality Impacts</b>				
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 1/4 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

**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

**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
--------------------------------	--	------------------------------	-----------

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

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

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

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

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

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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?

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?

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?

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?

b) Result in any increase in water erosion either on or

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

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?

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**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials

Findings of Fact:



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

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?

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

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

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

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?

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:

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

- 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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

	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
<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>				
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.

<b>28. Planning</b>				
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
--------------------------------	--	------------------------------	-----------

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

Source: Riverside County General Plan Figure OS-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
--------------------------------	--	------------------------------	-----------

**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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

**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
<b>41. Parks and Recreation</b>				
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.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<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
--------------------------------	--	------------------------------	-----------

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**

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?

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 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

**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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------



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

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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
--------------------------------------	--	---------------------------------------	--------------

---

## 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.

File: EA\_Template\_CLEAN\_5-12-10.doc

Revised: 6/14/2010 4:32 PM

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.

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.

06/14/10  
16:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

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.

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN: TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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](http://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.



PLOT PLAN: TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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.

06/14/10  
16:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN: TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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.

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

06/14/10  
16:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 14

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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.



PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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.

06/14/10  
16:12

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 16

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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

PLOT PLAN:TRANSMITTED Case #: PP24068

Parcel: 654-220-022

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](mailto: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  
(760) 863-8277 · Fax (760) 863-7555

**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 - <sup>contact</sup> 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 [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.

SEE ATTACHED LOA [Signature]  
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): 654-220-022

Section: 11 Township: 3 SOUTH Range: 5 EAST

Approximate Gross Acreage: ± 33.56

General location (nearby or cross streets): North of VALUER 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 SITE/TER 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 Decalaration – 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](mailto: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](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

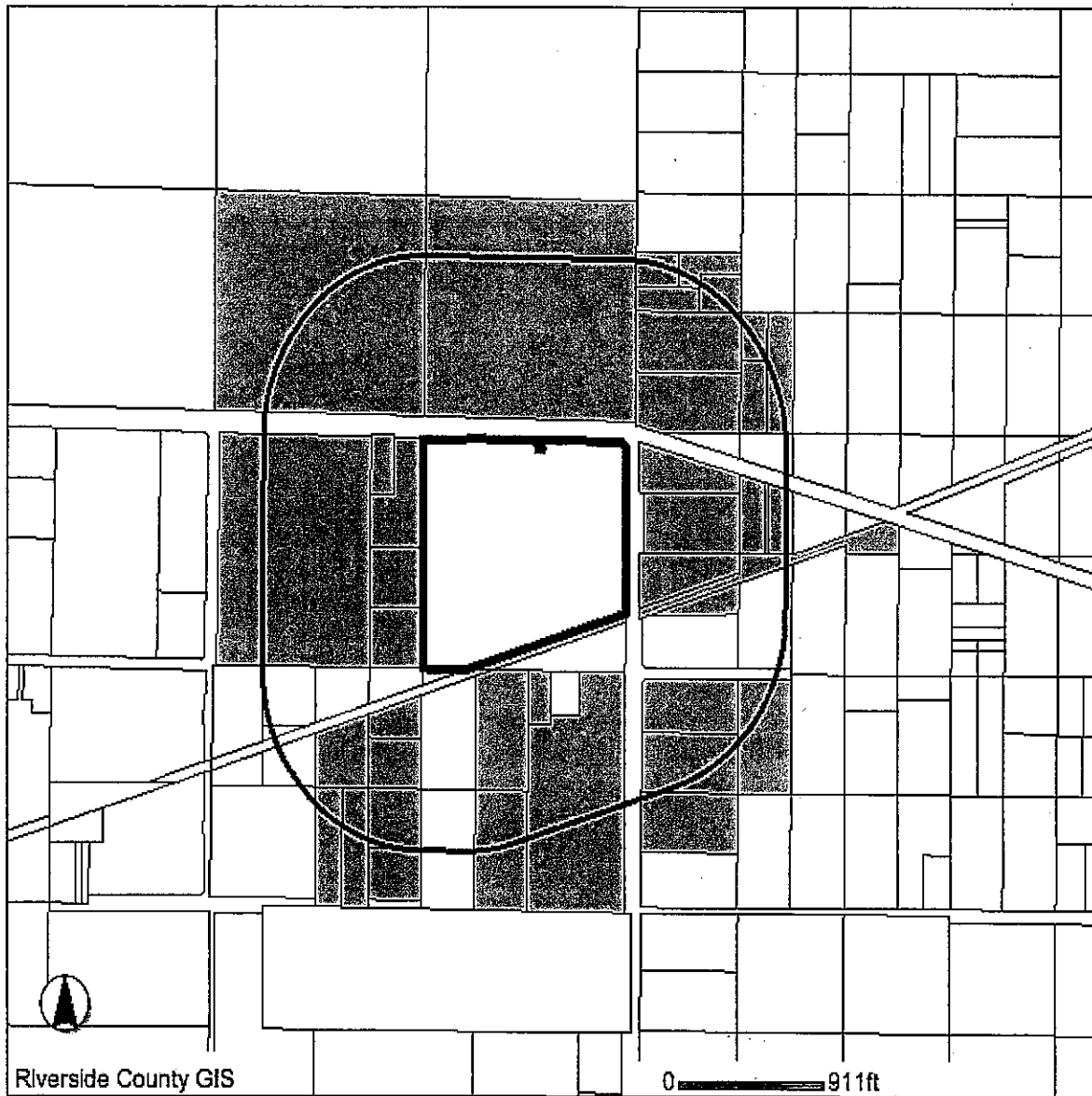
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

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.  
1<sup>st</sup> 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.  
1<sup>st</sup> 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 1<sup>st</sup> 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](http://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](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
 SPECIALIZED DEPARTMENT RECEIPT  
 Permit Assistance Center

\* REPRINTED \* R1001726

4080 Lemon Street	39493 Los Alamos Road	38686 El Cerrito Road
Second Floor	Suite A	Palm Desert, CA 92211
Riverside, CA 92502	Murrieta, CA 92563	(760) 863-8277
(951) 955-3200	(951) 600-6100	

\*\*\*\*\*  
 \*\*\*\*\*

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 SBROSTRO Feb 17, 2010 11:00  
 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](http://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.: 1.6  
Area Plan: The Pass  
Zoning District: Pass and Desert  
Supervisory 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,

W



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)<br>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

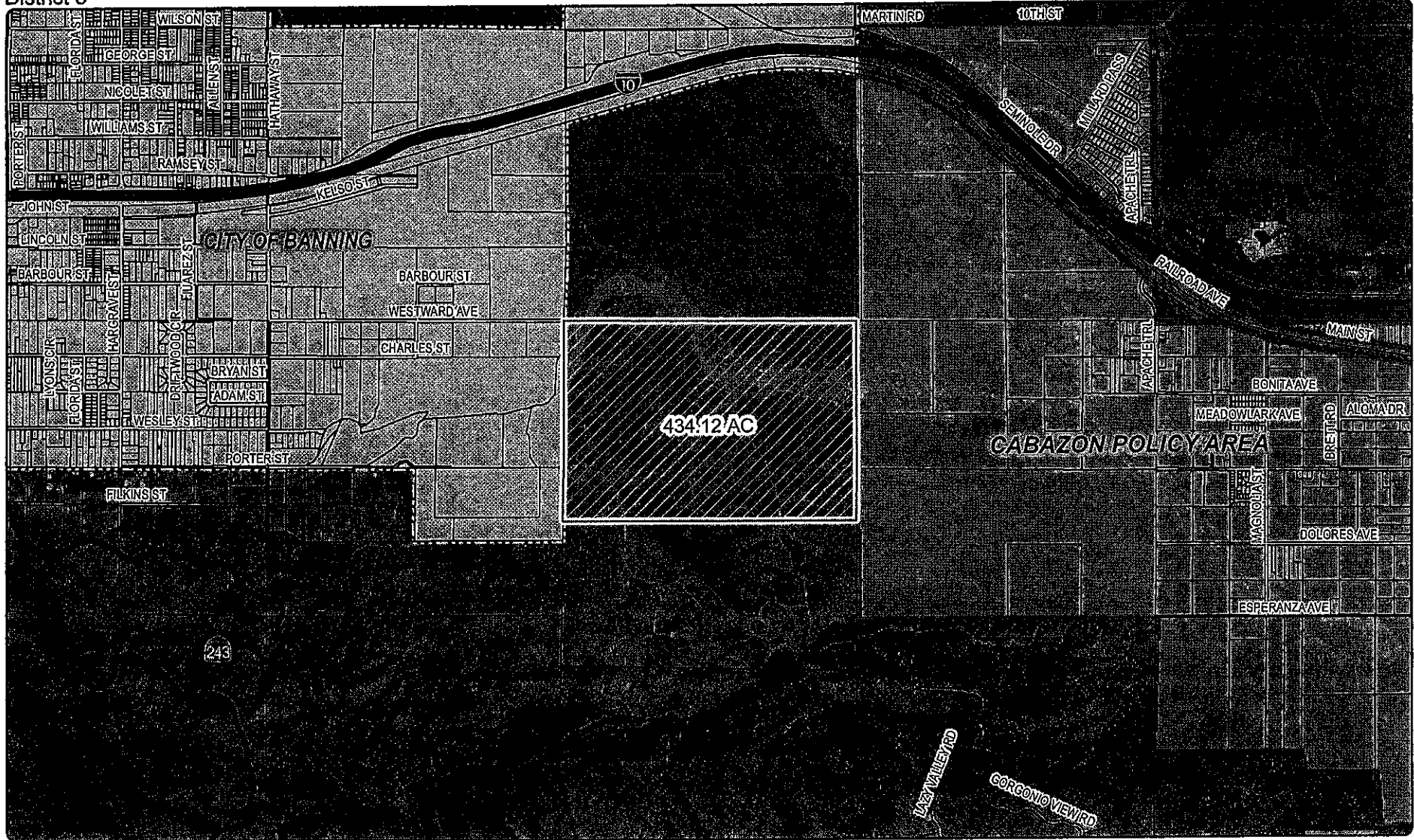
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TUP00200

### VICINITY/POLICY AREAS

Supervisor Ashley  
District 5

Date Drawn: 3/3/2010  
Vicinity Map



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.rdma.co.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
TUP00200  
LAND USE**

Supervisor Ashley  
District 5

Date Drawn: 3/3/2010  
Exhibit 1

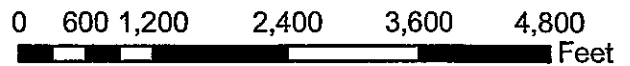


Zoning District: Pass & Desert  
Township/Range: T3SR1E  
Section: 13

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



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.ltrm.co.riverside.ca.us/ireflex.html>

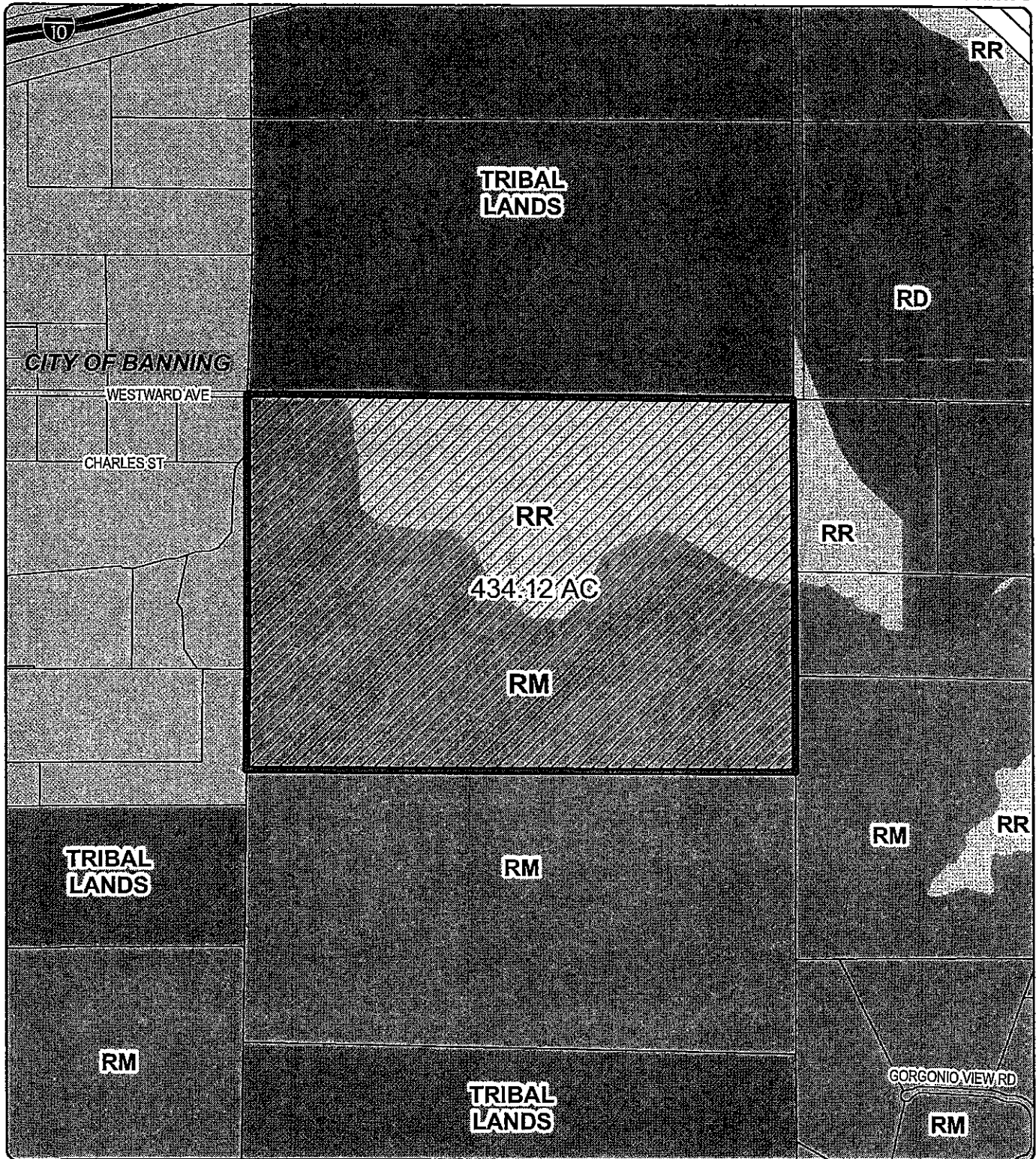


RIVERSIDE COUNTY PLANNING DEPARTMENT  
TUP00200

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



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) 855-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lmra.co.riverside.ca.us/index.html>

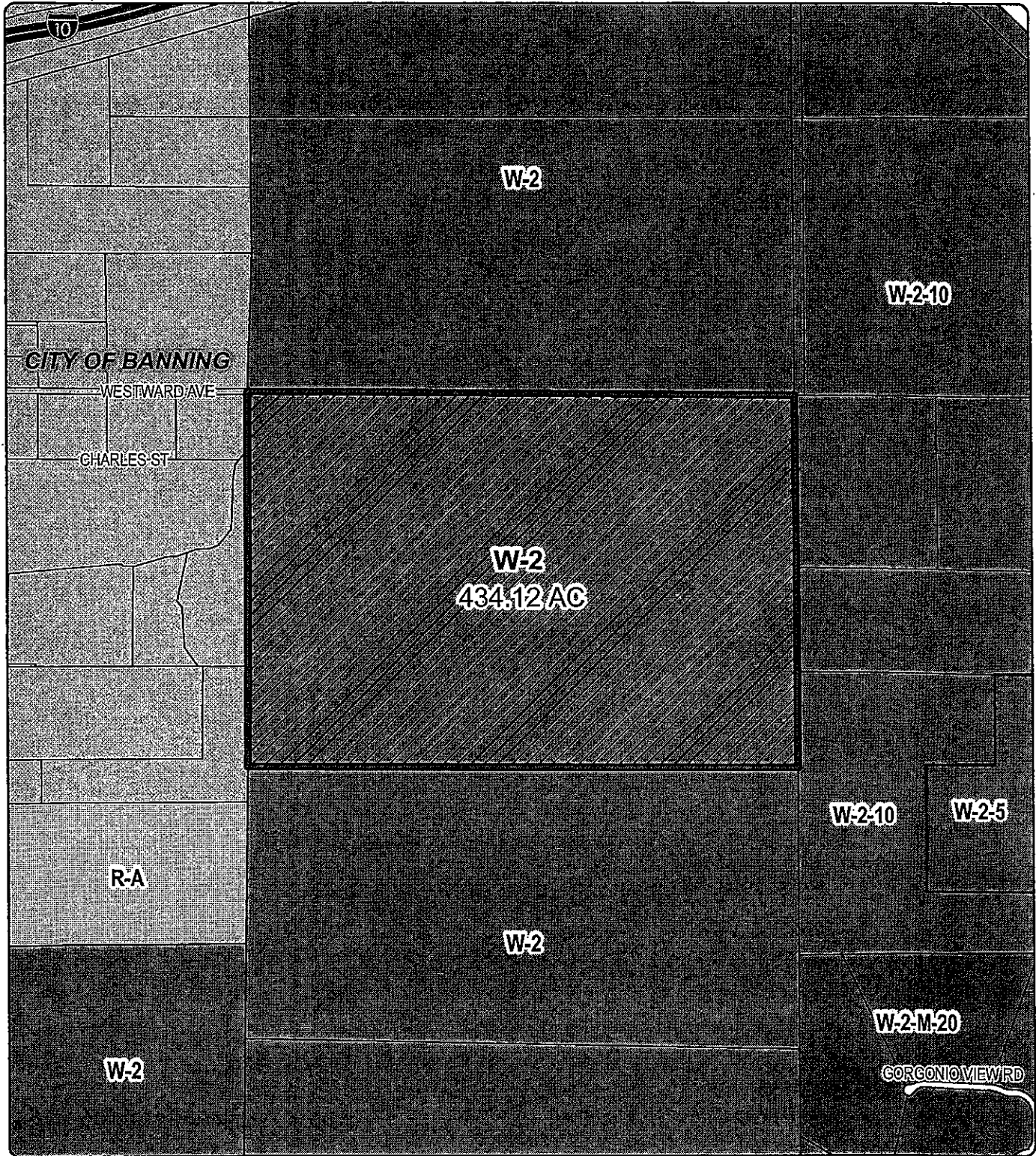
RIVERSIDE COUNTY PLANNING DEPARTMENT

TUP00200

EXISTING ZONING

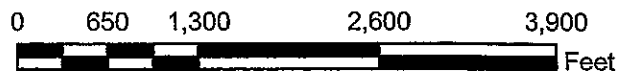
Supervisor Ashley  
District 5

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



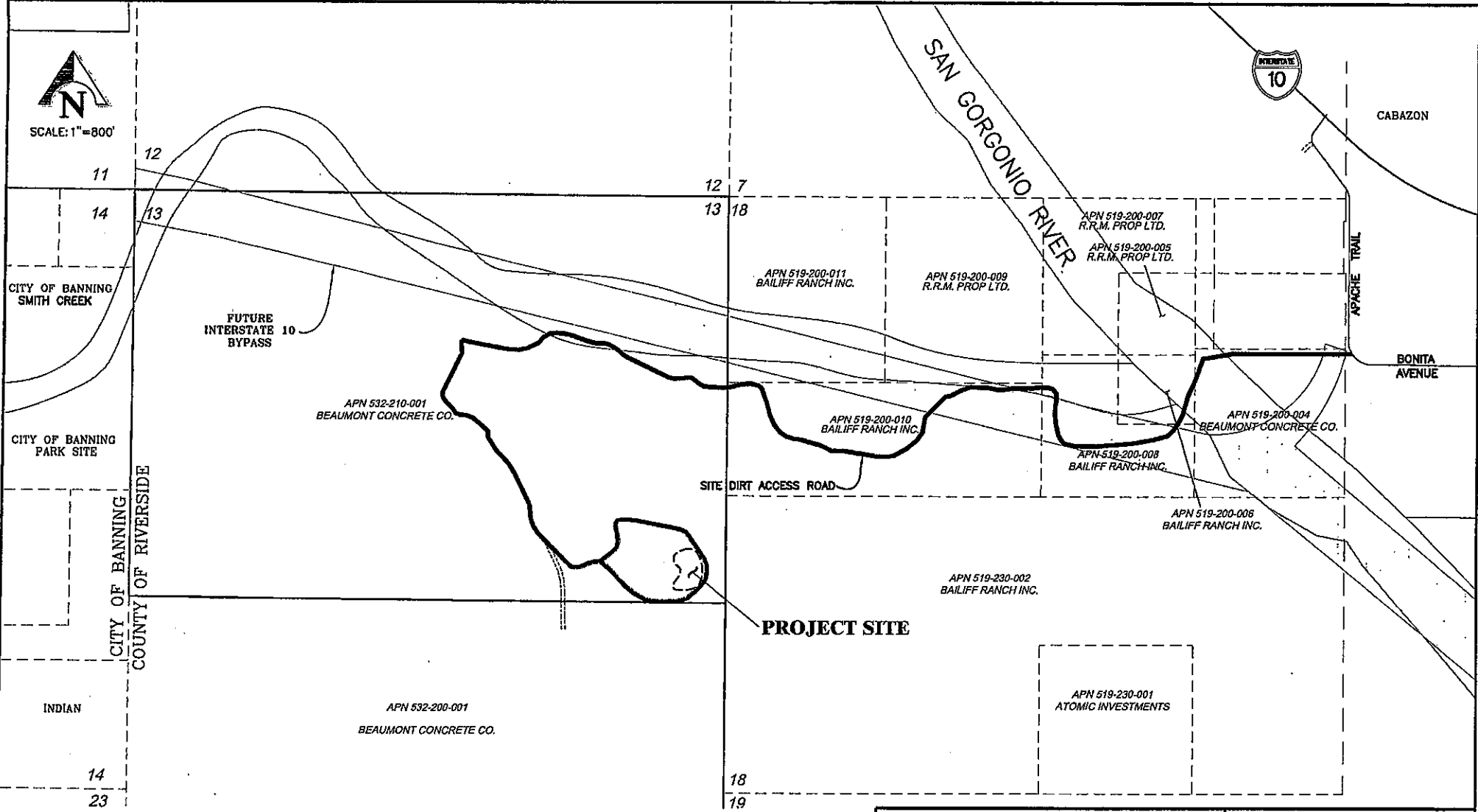
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.tlms.co.riverside.ca.us/index.html>







SCALE: 1"=800'



**EXHIBIT "A"**  
**ACCESS ROAD EXHIBIT**

**WJ** **W.J. McKEEVER, INC.**  
 CIVIL ENGINEERING  
 900 E. WASHINGTON STREET, SUITE 208  
 COLTON, CALIFORNIA 92324  
 PH: (909) 825-8040  
 FAX: (909) 825-8050



SCALE: 1" = 500'

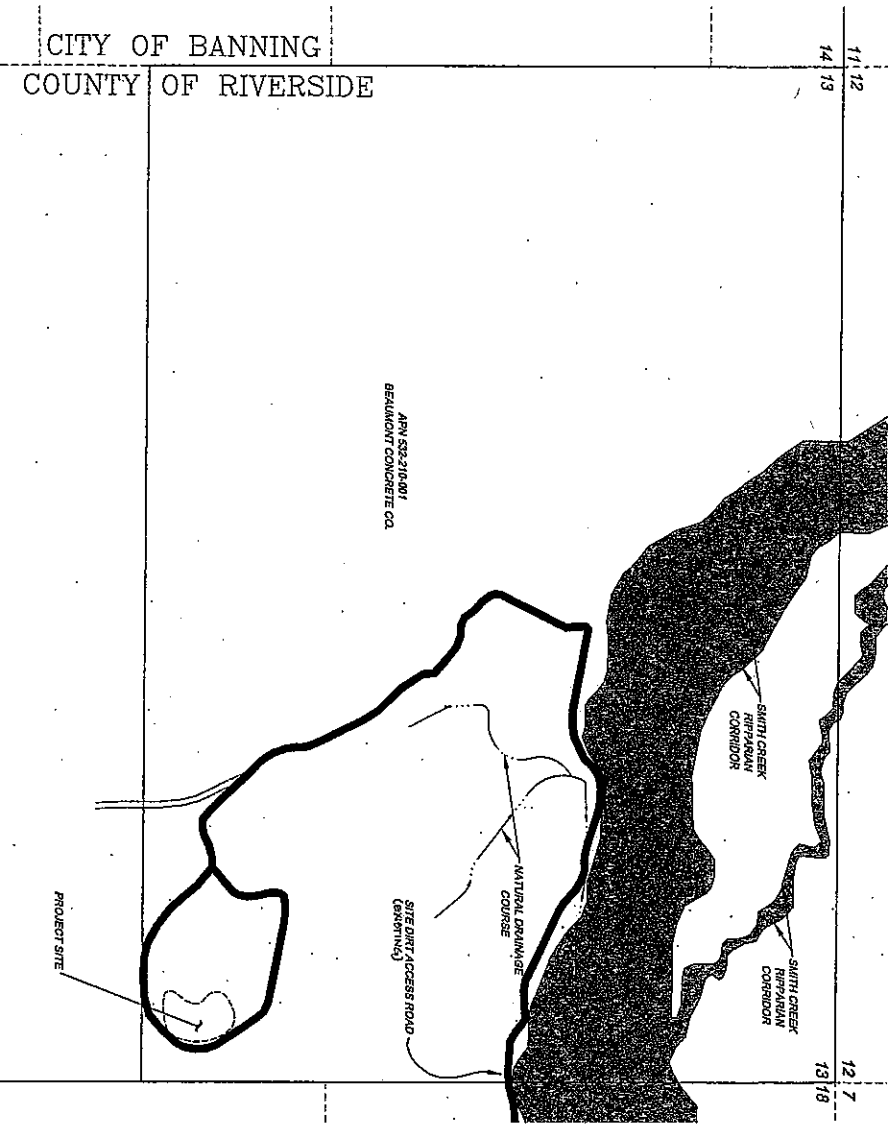
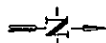
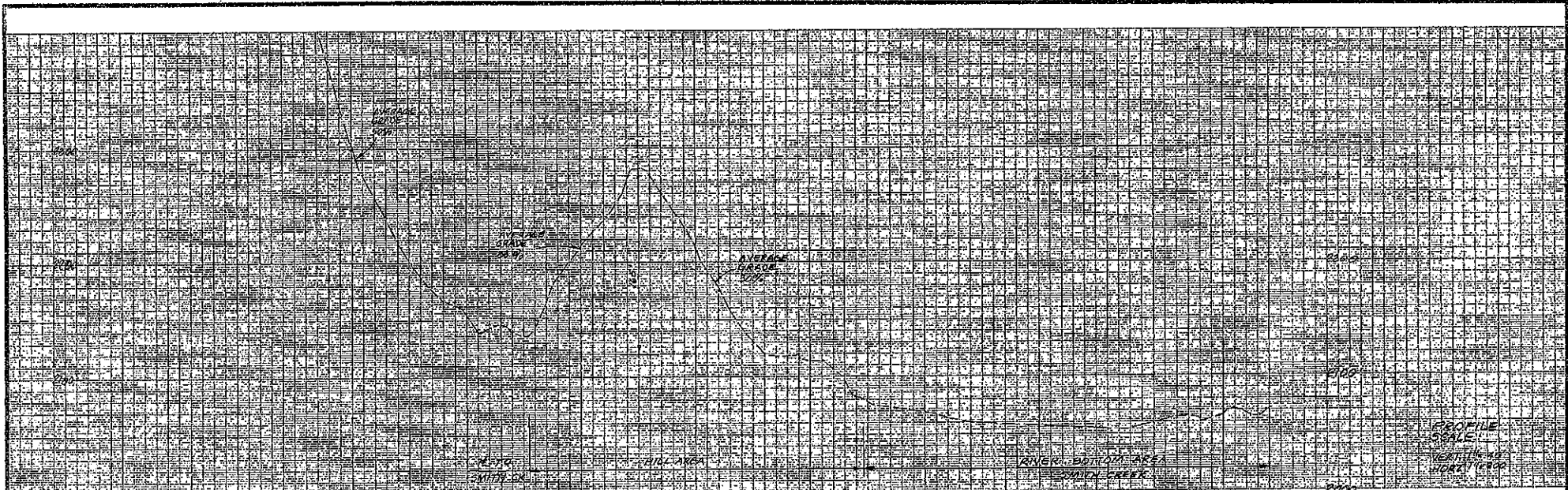
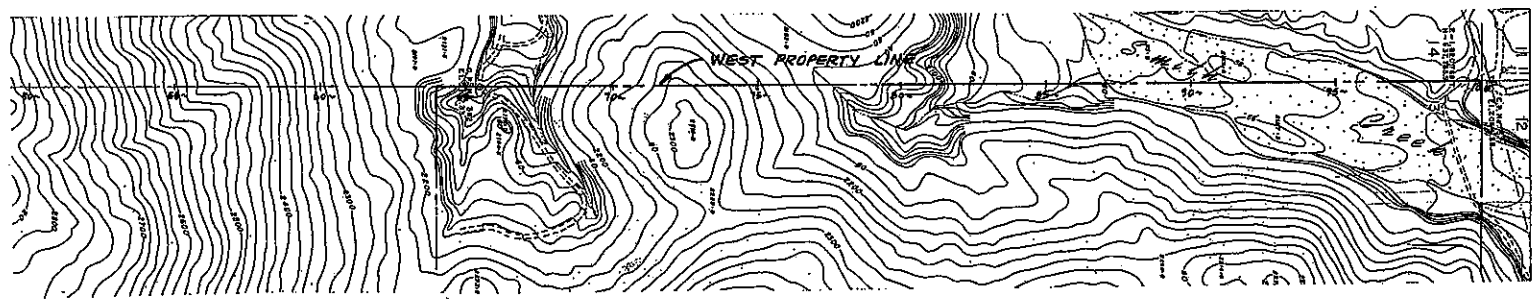


EXHIBIT "C"  
 RIPARIAN/RIVERINE/NEURAL POOL RESOURCES

**W. J. MCGEEVER, INC.**  
 1000 W. MAIN ST., SUITE 100  
 BANNING, CA 92410  
 (951) 863-1111  
 WWW.WJMCGEEVER.COM



SCALE 1" = 200'



W. J. McKEEVER, INC.  
 CIVIL ENGINEERING  
 600 E. WASHINGTON STREET, SUITE 200  
 COLTON, CA 92324 (909) 938-1048

# 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)

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

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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.

<b>2. Mt. Palomar Observatory</b>	<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
--------------------------------	--	------------------------------	-----------

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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 to a grading permit, the project developer will be required

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

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
<b>8. Historic Resources</b>	<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
<b>9. Archaeological Resources</b>	<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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

**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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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?

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

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

<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
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**

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
--------------------------------	--	------------------------------	-----------

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

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>	<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
--------------------------------	--	------------------------------	-----------

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**

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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**

	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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

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) 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

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

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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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: 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
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>	<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
--------------------------------	--	------------------------------	-----------

**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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

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
--------------------------------	--	------------------------------	-----------

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**

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**

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

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

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

d) Alter waterborne, rail or air traffic?

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

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

g) Cause an effect upon circulation during the project's construction?

	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
--------------------------------	--	------------------------------	-----------

Monitoring: No monitoring proposed.

**44. Bike Trails**

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

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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.

07/27/10  
12:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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.

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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.

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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 between sunrise and sunset, 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.

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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



TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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](http://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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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.

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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 met 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 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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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 2016 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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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.

TEMPORARY USE PERMIT Case #: TUP00200

Parcel: 532-210-001

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

07/27/10  
12:38

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 17

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.

07/27/10  
12:38

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  
F4

**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 AS  
 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: The Planning Section of the Riverside County Waste Management Department has not comment. Make sure, however, Alice Beasley - Environmental Health Dept. reviews this project.

DATE: 1/8/09 SIGNATURE: [Signature]

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

COUNTY OF RIVERSIDE  
 WASTE MANAGEMENT  
 08 DEC -5 PM 12: 21

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.

## 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  
~~Riv. Co. 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@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: 

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.

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 <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> 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

CO<sub>2</sub> = carbon dioxide

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

ROCs = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO<sub>x</sub> = 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 <sub>x</sub>	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e
Haul Truck Emissions	6.7	0.97	16	0.02	0.57	0.5	2,100	0.049	2,100
<b>SCAQMD Threshold</b>	<b>550</b>	<b>75</b>	<b>100</b>	<b>150</b>	<b>150</b>	<b>55</b>	<b>No Thresholds</b>		

Source: LSA Associates, Inc., June 2010

CH<sub>4</sub> = Methane

CO = carbon monoxide

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

lbs/day = pounds per day

NO<sub>x</sub> = nitrogen oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

ROCs = reactive organic compounds

SCAQMD = South Coast Air Quality Management District

SO<sub>x</sub> = sulfur oxides

The County of Riverside has established a draft annual emissions threshold for CO<sub>2</sub>e of 7,000 metric tons per year. Using the same truck operation parameters as above, Table C shows the annual emissions of CO<sub>2</sub>, CH<sub>4</sub> and CO<sub>2</sub>e.

**Table C: Annual Emissions Rates for Material Hauling**

	Emission Rates (metric tons/year)					
	Average Annual			Peak Annual		
	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e
Haul Truck Emissions	75	0.0018	75	220	0.0053	220
<b>County Threshold</b>			<b>7,000</b>			<b>7,000</b>

Source: LSA Associates, Inc., June 2010

CH<sub>4</sub> = Methane

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = 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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), Nitrous oxide (N<sub>2</sub>O), Hydrofluorocarbons (HFCs), Perfluorocarbons (PFCs), Sulfur Hexafluoride (SF<sub>6</sub>). 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 CO<sub>2</sub>, 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 CO<sub>2</sub> over a specified time period. GHG emissions are typically measured in terms of pounds or tons of "CO<sub>2</sub> equivalents" (CO<sub>2</sub>e). 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 <sub>2</sub> )	50-200	1
Methane (CH <sub>4</sub> )	12	25
Nitrous Oxide (NO <sub>x</sub> )	114	298
HFC-23	270	14,800
HFC-134a	14	1,430
HFC-152a	1.4	124
PFC: Tetrafluoromethane (CF <sub>4</sub> )	50,000	7,390
PFC: Hexafluoromethane (C <sub>2</sub> F <sub>6</sub> )	10,000	12,200
Sulfur Hexafluoride (SF <sub>6</sub> )	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 months 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 <sup>1</sup>
D024	m-Cresol	108-39-4	200.0 <sup>1</sup>
D025	p-Cresol	106-44-5	200.0 <sup>1</sup>
D026	Cresol		200.0 <sup>1</sup>
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 <sup>2</sup>

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

<sup>1</sup> 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.

<sup>2</sup> 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 <sup>a,b</sup>	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 <sup>c</sup>
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 <sup>d</sup>	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 <sup>ab</sup>	STLC mg/l	TTL Wet-Weight mg/kg
Molybdenum and/or molybdenum compounds	350	3,500 <sup>e</sup>
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

<sup>a</sup>STLC and TTL values are calculated on the concentrations of the elements, not the compounds.

<sup>b</sup>In 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.

<sup>c</sup>Excluding barium sulfate.

<sup>d</sup>If 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.

<sup>e</sup>Excluding 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 (TTL) Values:

Substance	STLC mg/l	TTL 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 LD<sub>50</sub> less than 2,500 milligrams per kilogram;
- (4) it has an acute dermal LD<sub>50</sub> less than 4,300 milligrams per kilogram;
- (5) it has an acute inhalation LC<sub>50</sub> less than 10,000 parts per million as a gas or vapor;
- (6) it has an acute aquatic 96-hour LC<sub>50</sub> 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 LC<sub>50</sub> or their LC<sub>10</sub>. 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 <sub>A</sub>	x	29.8ml	x	1
C <sub>A</sub>		MW		mmole		2 x 10 <sup>-9</sup> M <sup>3</sup>

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 LC<sub>50</sub> is not available, an LC<sub>50</sub> 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 LD<sub>50</sub> of the waste mixture is greater than 2,500 milligrams per kilogram and the calculated dermal LD<sub>50</sub> 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<sub>x</sub> is the weight percent of each component in the waste mixture and T<sub>A<sub>x</sub></sub> is the acute oral or dermal LD<sub>50</sub> or the acute oral LD<sub>01</sub> 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
BARIIUM	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	0.54
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	1.14
COPPER	25	5.77	5.76	6.23	8.17	16.64	6.47	14.23	15.29	12.94	10.53	12.74	19.41
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	<0.0002
MOLYBDENUM	350	<0.05	<0.05	<0.05	<0.05	0.06	<0.05	<0.05	0.05	0.05	0.1	<0.05	<0.0002
NICKEL	20	7.85	2.49	2.8	1.97	0.89	0.9	0.53	0.4	0.12	0.12	0.9	<0.05
LEAD	5	0.43	0.12	0.14	0.34	0.46	<0.05	0.15	0.46	0.22	0.19	0.43	0.43
ANTIMONY	15	0.01	<0.01	0.02	0.01	0.03	0.03	<0.01	0.02	0.03	0.02	0.04	0.03
SELENIUM	1	0.02	0.01	<0.01	0.03	0.03	0.02	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
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	1.26	0.91
ZINC	250	13.48	6.57	8.88	17.95	18.5	15.95	14.74	18.65	15.11	16.32	22.87	20.7
HEX CHROMIUM	5	<0.10	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005	<0.005
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

**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

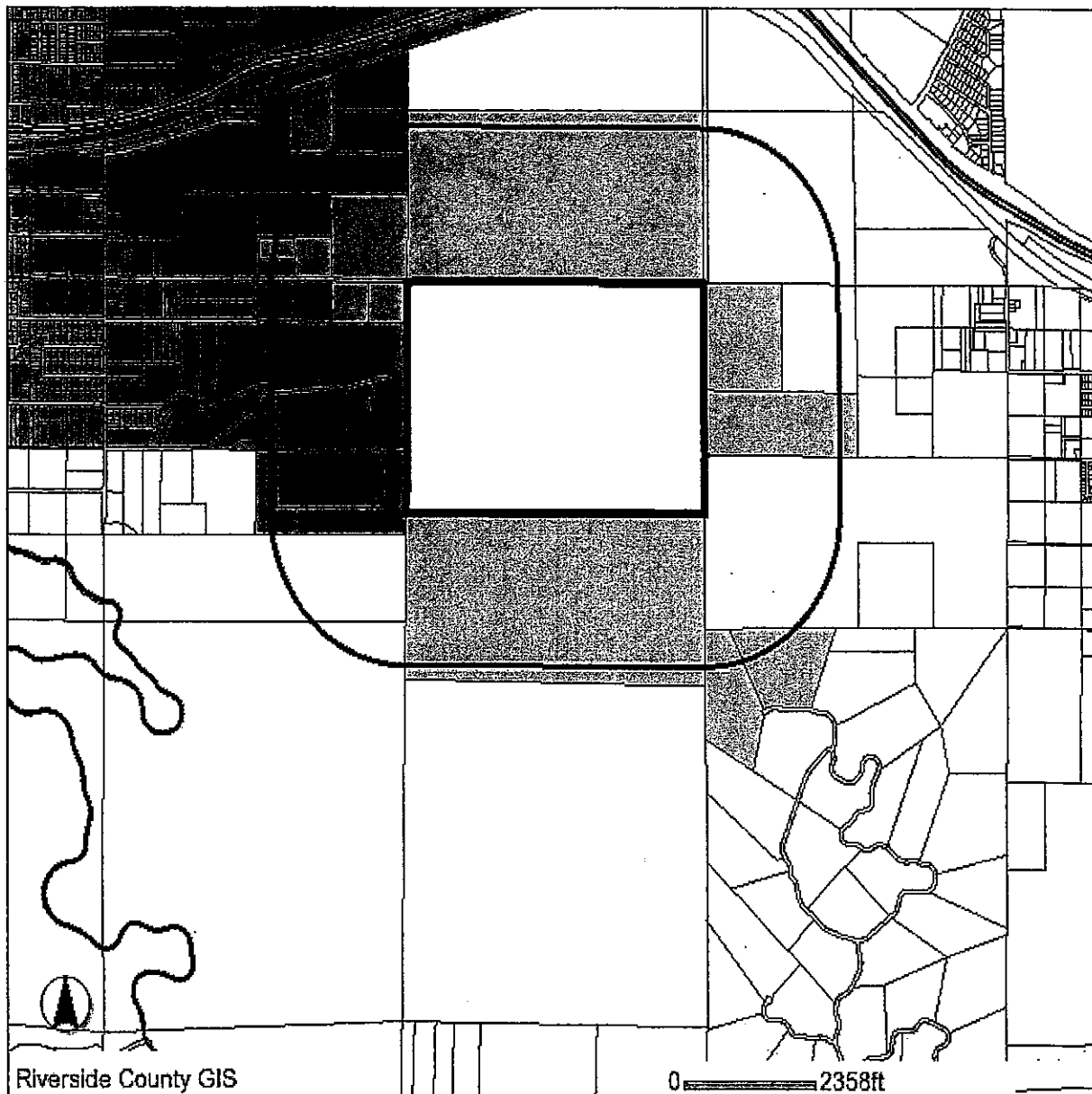
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 3/9/10   
EXPIRES: 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: 519200010 ASMT: 519200010  
BAILIFF RANCH INC  
513 W PENDLETON RD  
BANNING CA 92220

APN: 519200011 ASMT: 519200011  
RRM PROP  
P O BOX 3600  
CORONA CA 92878

APN: 529080020 ASMT: 529080020  
FRED E EDGETT  
EDITH G EDGETT  
1110 N WRANGLER DR  
MEDICAL LAKE WA 99022

APN: 529080021 ASMT: 529080021  
MARCO A QUIROZ  
VICTORIA CHAVEZ QUIROZ  
8450 TELEGRAPH RD  
DOWNEY CA 90240

APN: 532100001 ASMT: 532100001  
USA INDIAN RES 532  
NONE  
UNKNOWN  
0

APN: 532130001 ASMT: 532130001  
MIC HOLDINGS  
250 NEWPORT CENTER 200  
NEWPORT BEACH CA 92660

APN: 532130011 ASMT: 532130011  
REDEVELOPMENT CITY OF BANNING  
C/O JUDITH VON KLUG  
99 E RAMSEY ST  
BANNING CA 92220

APN: 532130017 ASMT: 532130017  
MERLIN K JOHNSON  
DIANE J JOHNSON  
P O BOX 777  
MENTONE CA 92359

APN: 532130019 ASMT: 532130019  
CAROL S HINDLEY  
1495 SAN PASQUAL  
PASADENA CA 91106

APN: 532130020 ASMT: 532130020  
ABOLFATH HOSSEINIOUN  
SHAHDEH SHOOSHARY  
307 BRIDGEWAY  
SAUSALITO CA 94965

APN: 532180034 ASMT: 532180034  
REDEVELOPMENT AGENCY CITY OF BANNING  
99 E RAMSEY ST  
BANNING CA 92220

APN: 532180035 ASMT: 532180035  
CITY OF BANNING  
161 W 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  
 P O BOX 3600  
 CORONA CA 92878

APN: 529080020 ASMT: 529080020  
 FRED E EDGETT  
 EDITH G EDGETT  
 1110 N WRANGLER DR  
 MEDICAL LAKE WA 99022

APN: 529080021 ASMT: 529080021  
 MARCO A QUIROZ  
 VICTORIA CHAVEZ QUIROZ  
 8450 TELEGRAPH RD  
 DOWNEY CA 90240

APN: 532100001 ASMT: 532100001  
 USA INDIAN RES 532  
 NONE  
 UNKNOWN  
 0

APN: 532130001 ASMT: 532130001  
 MIC HOLDINGS  
 250 NEWPORT CENTER 200  
 NEWPORT BEACH CA 92660

APN: 532130011 ASMT: 532130011  
 REDEVELOPMENT CITY OF BANNING  
 C/O JUDITH VON KLUG  
 99 E RAMSEY ST  
 BANNING CA 92220

APN: 532130017 ASMT: 532130017  
 MERLIN K JOHNSON  
 DIANE J JOHNSON  
 P O BOX 777  
 MENTONE CA 92359

APN: 532130019 ASMT: 532130019  
 CAROL S HINDLEY  
 1495 SAN PASQUAL  
 PASADENA CA 91106

APN: 532130020 ASMT: 532130020  
 ABOLFATH HOSSEINIOUN  
 SHAHDEH SHOOSHTARY  
 307 BRIDGEWAY  
 SAUSALITO CA 94965

APN: 532180034 ASMT: 532180034  
 REDEVELOPMENT AGENCY CITY OF BANNING  
 99 E RAMSEY ST  
 BANNING CA 92220

APN: 532180035 ASMT: 532180035  
 CITY OF BANNING  
 161 W 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  
 P O BOX 3600  
 CORONA CA 92878

APN: 529080020 ASMT: 529080020  
 FRED E EDGETT  
 EDITH G EDGETT  
 1110 N WRANGLER DR  
 MEDICAL LAKE WA 99022

APN: 529080021 ASMT: 529080021  
 MARCO A QUIROZ  
 VICTORIA CHAVEZ QUIROZ  
 8450 TELEGRAPH RD  
 DOWNEY CA 90240

APN: 532100001 ASMT: 532100001  
 USA INDIAN RES 532  
 NONE  
 UNKNOWN  
 0

APN: 532130001 ASMT: 532130001  
 MIC HOLDINGS  
 250 NEWPORT CENTER 200  
 NEWPORT BEACH CA 92660

APN: 532130011 ASMT: 532130011  
 REDEVELOPMENT CITY OF BANNING  
 C/O JUDITH VON KLUG  
 99 E RAMSEY ST  
 BANNING CA 92220

APN: 532130017 ASMT: 532130017  
 MERLIN K JOHNSON  
 DIANE J JOHNSON  
 P O BOX 777  
 MENTONE CA 92359

APN: 532130019 ASMT: 532130019  
 CAROL S HINDLEY  
 1495 SAN PASQUAL  
 PASADENA CA 91106

APN: 532130020 ASMT: 532130020  
 ABOLFATH HOSSEINIOUN  
 SHAHDEH SHOOSHTARY  
 307 BRIDGEWAY  
 SAUSALITO CA 94965

APN: 532180034 ASMT: 532180034  
 REDEVELOPMENT AGENCY CITY OF BANNING  
 99 E RAMSEY ST  
 BANNING CA 92220

APN: 532180035 ASMT: 532180035  
 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 951-955-8631  
*County Contact Person Phone Number*

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

Beaumont Concrete Company P.O. Box 216, Beaumont, CA 92399  
*Project Applicant 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: \_\_\_\_\_

DMWj  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\TUP00200\PC hearing\WOD 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

\*\*\*\*\*  
\*\*\*\*\*

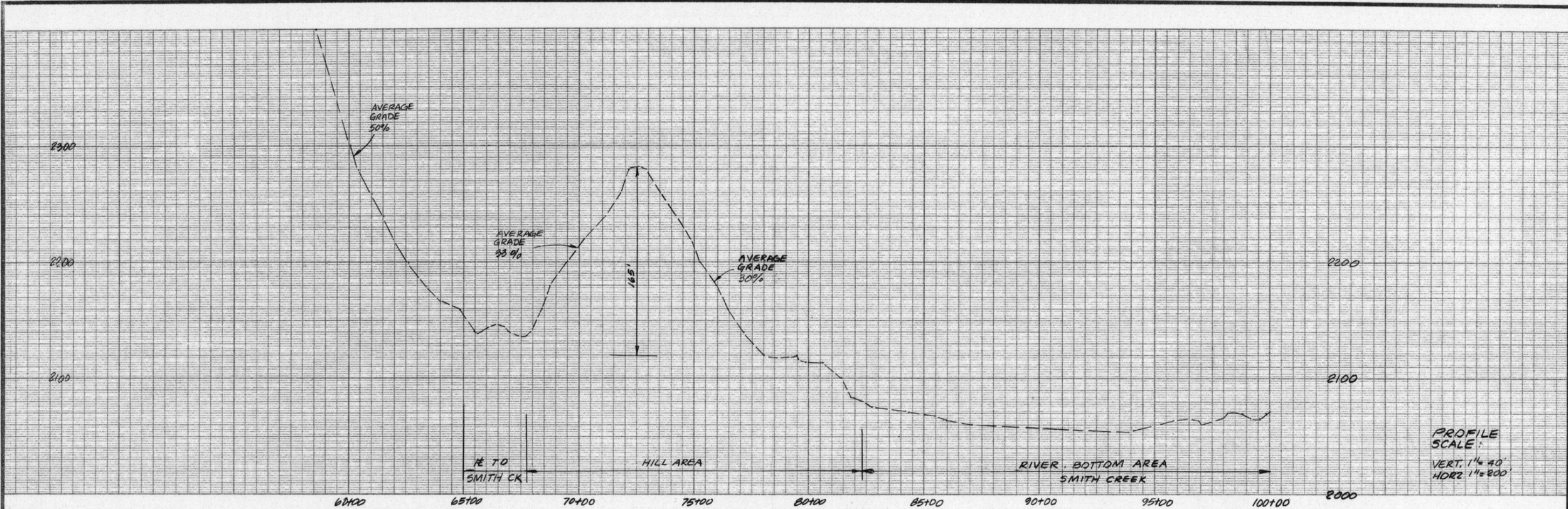
Received from: BEAUMONT CONCRETE COMPANY \$64.00  
paid by: CK 59432  
CA F&G FEE FOR EA42090  
paid towards: CFG05443 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Nov 14, 2008 12:58  
DOKEITH posting date Nov 14, 2008

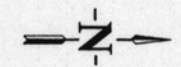
\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

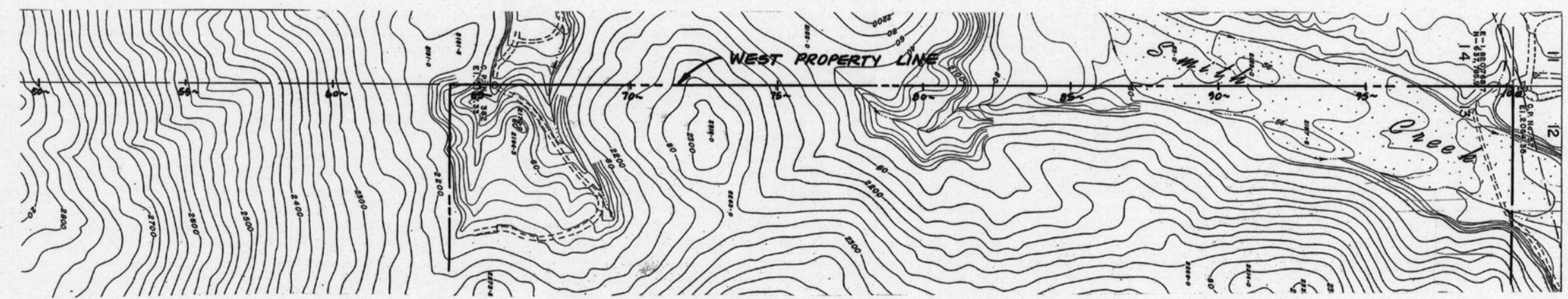
Overpayments of less than \$5.00 will not be refunded!



PROFILE SCALE:  
 VERT. 1" = 40'  
 HORIZ. 1" = 200'



SCALE 1" = 200'



CASE: TUP00200  
 EXHIBIT: P  
 DATED: 12/2/09  
 PLANNER: M. STRAITE

**W.J. McKEEVER, INC.**  
 CIVIL ENGINEERING  
 900 E. WASHINGTON STREET, SUITE 208  
 COLTON, CA 92324 (909) 825-8048



Agenda Item No.: 2.1  
Area Plan: All Area Plans  
Zoning: All Zoning Areas and District:  
Supervisorial District: All Districts  
Project Planner: Adam Rush  
Planning Commission: September 15, 2010  
Continued from: August 18, 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 18<sup>th</sup>) 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.

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

1 ORDINANCE NO. 348.4703

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5  
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. Subsection b. of Section 18.18 of Ordinance No. 348 is amended to read as  
8 follows:

9 "b. DEVELOPMENT STANDARDS. Where the principal use of a lot is a one  
10 family dwelling, a detached accessory building shall be permitted subject to the  
11 following requirements. These requirements are in addition to the development  
12 standards of the applicable zone.

13 (1) Where a rear yard is required by this ordinance, a detached  
14 accessory building may occupy not more than one-half of the required rear  
15 yard.

16 (2) No detached accessory building shall be within five feet of the front  
17 half of an adjacent lot. For the purpose of this development standard a depth of  
18 not more than 75 feet shall be deemed to be such front half of such adjacent lot.

19 (3) Where the average slope of the front half of the lot is greater than  
20 one foot rise or fall in a seven foot run from the established street elevation at  
21 the property line, or where the front half of the lot is more than four feet above  
22 or below such established street elevation, a private garage may be built to the  
23 street and side lines.

24 (4) In the case of an interior lot, no detached accessory building shall be  
25 erected so as to encroach upon the front half of the lot, provided, however, such  
26 detached accessory building need not be more than 75 feet from the street line.

27 (5) In the case of a corner lot abutting upon more than two streets, no  
28 detached accessory building shall be nearer any street line than one-fifth of the  
width or length of the lot.

1 (6) In the case of through lots, no detached accessory building shall  
2 encroach upon the required front yard on either street.

3 (7) In mountain resort areas at altitudes above 4000 feet, a detached  
4 accessory building may be constructed to the same building setback line as is  
5 required for a dwelling on the same premises.

6 (8) No detached accessory building shall be nearer than ten feet to the  
7 principal building.

8 (9) For lots two acres or smaller, the minimum setback from a side  
9 property line shall be five feet and the minimum setback from a rear property  
10 line shall be ten feet; provided, however, that where the applicable zone  
11 provides for a greater side or rear yard setback, such greater setback shall  
12 apply. For lots larger than two acres, the minimum setback from a side property  
13 line and from a rear property line shall be ten feet; provided, however, that  
14 where the applicable zone provides for a greater side or rear yard setback, such  
15 greater setback shall apply.

16 (10) Notwithstanding the height limitations of any zone, the height limit  
17 on any lot shall be twenty feet for lots two acres or smaller and thirty-five feet  
18 for lots larger than two acres.

19 (11) Bare metal buildings (metal buildings without paint or exterior  
20 architectural coatings or treatments), shall not be located on a lot one acre or  
21 smaller. This prohibition shall not apply to single-story garden sheds,  
22 playhouses or similar buildings of 120 square feet or less.

23 (12) No detached accessory building shall be erected unless a one family  
24 dwelling exists on the same lot or a building permit has been issued for a one  
25 family dwelling on the same lot pursuant to Ordinance No. 457. No certificate  
26 of occupancy shall be issued or final inspection shall be done for the detached  
27 accessory building until a certificate of occupancy has been issued or final  
28 inspection has been done for the one family dwelling, whichever occurs first.

1 (13) No detached accessory building shall be rented or leased, or offered  
2 for rent or lease, unless the one family dwelling on the lot is also being rented  
3 or leased, or offered for rent or lease, by the same renter or lessee.

4 (14) No detached accessory building shall be used for overnight  
5 accommodations.

6 (15) No detached accessory building shall contain a kitchen.

7 (16) Any detached accessory building must have the same lot access as  
8 the one family dwelling on the lot. No additional curb cuts, rear access or any  
9 other type of access is allowed to the detached accessory building.”

10 Section 2. A new subsection c. of Section 18.18 of Ordinance No. 348 is added to read as  
11 follows:

12 “c. GUEST QUARTERS. Excluding subsection b.14 of this Section 18.18, all  
13 development standards for detached accessory buildings shall apply to guest quarters. In  
14 addition, the following development standards shall apply to guest quarters:

15 (1) Only one guest quarter shall be allowed on a lot regardless of lot  
16 size.

17 (2) The square footage of any guest quarter shall not exceed 1/50 (2 %)   
18 of the lot size and shall in no case exceed six hundred (600) square feet.

19 (3) A guest quarter shall be used exclusively by occupants of the  
20 premises and their non-paying guests.

21 (4) No reduction of the side and rear yard setbacks shall be allowed for  
22 any guest quarter.

23 (5) For lots two acres or smaller, a guest quarter shall not be allowed if  
24 the lot has an existing or approved second unit.”

25 Section 3. Existing subsections c. and d. of Section 18.18 of Ordinance No. 348 are re-lettered  
26 d. and e. respectively.

27 Section 4. Re-lettered subsection d. of Section 18.18 of Ordinance No. 348 is amended to read  
28 as follows:

1           “d.    PERMIT REQUIREMENT.  Where the principal use of a lot is a one family  
2           dwelling, the approval of a plot plan pursuant to Section 18.30 of this ordinance shall be  
3           required for either: (1) a detached accessory building with a floor area of 651 square feet or  
4           more; or (2) a detached accessory building with a floor area of 120 square feet or more on  
5           a lot which already has one or more existing or approved detached accessory buildings  
6           with a floor area of 120 square feet or more. Notwithstanding the above, the approval of a  
7           plot plan shall not be required for a detached accessory building with a floor area of less  
8           than 1,201 square feet if the detached accessory building is located on a lot larger than one  
9           acre, is setback from all lot lines a minimum of 50 feet, and there are no other detached  
10          accessory buildings with a floor area of 120 square feet or more already approved or  
11          existing on the lot. All plot plans required pursuant to this subsection shall be subject to the  
12          hearing requirements of Section 18.30 d.(2). In addition to all other requirements, a plot  
13          plan for a detached accessory building located less than 30 feet from the principal building  
14          may be approved only if it is found that the detached accessory building is compatible with  
15          the architecture of the principal building and consistent with the character of the  
16          surrounding neighborhood. In addition to all other requirements, a plot plan for a detached  
17          accessory building located 30 feet or more from the principal building may be approved  
18          only if it is found that the detached accessory building is consistent with the character of  
19          the surrounding neighborhood.”

20          Section 5.    Re-lettered subsection e. of Section 18.18 of Ordinance No. 348 is amended to read  
21 as follows:

22           “e.    EXCEPTIONS.

23           (1)    This section shall not apply in the A-P, A-2 or A-D zones.”

24          Section 6.    A new subsection (4) is added to subsection c. of Section 18.28a of Ordinance No.  
25 348 to read as follows:

26           “(4) For lots two acres or smaller, a second unit shall not be allowed if the lot has  
27           an existing or approved guest quarter.”

28          Section 7.    Existing subsections (4) through (12) of subsection c. of Section 18.28a of  
Ordinance No. 348 are re-numbered (5) through (13) respectively.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Section 8. Section 21.1 of Ordinance No. 348 is amended to read as follows:

“SECTION 21.1 ACCESSORY BUILDING. A subordinate building on the same lot or building site, the use of which is incidental to that of the principal building. A mobilehome shall constitute a principal building where installed as provided in Section 19.77 or Section 19.79 of this ordinance. A second unit, as defined by state law and this ordinance, shall not constitute an accessory building.”

Section 9. Section 21.31. of Ordinance No. 348 is repealed in its entirety.

Section 10. A new Section 21.35a of Ordinance No. 348 is added to read as follows:

“SECTION 21.35a GUEST QUARTER. A detached accessory building designed and intended to provide overnight accommodations.”

Section 11. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

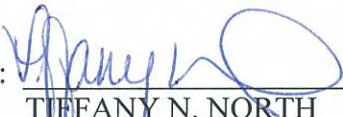
ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM

June 29, 2010

By:   
TIFFANY N. NORTH  
Deputy County Counsel



# 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) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Ordinance No. 348.4703

Project Location: This project affects all parcels and property in the unincorporated Riverside County

**Project Description:** Ordinance 348.4703 is a proposal 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. The proposed amendment will also include new development standards that will apply to all detached accessory buildings.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: County of Riverside

**Exempt Status: (Check one)**

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

**Reasons why project is exempt:** 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 conversion of small structures", subsection 'e' references "Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. 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. Section 15601(b)(3) the general rule of the California Environmental Quality Act (CEQA). The General Rule of 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 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.

County Contact Person

Phone Number

Signature

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 6/21/10 by A. Rush  
F:\Ord. 348\Klotz Zoning\Guest Quarters\NOE Form.doc

Please charge deposit fee case#: ZRCZ1000 ZCFG No. - FREE POSTING per Ca. Govt. Code 6103 and 27383  
**FOR COUNTY CLERK'S USE ONLY**

Agenda Item No.: 2.2  
Area Plan: All Area Plans  
Zoning: All Zoning Areas and District:  
Supervisorial District: All Districts  
Project Planner: Adam Rush  
Planning Commission: September 15, 2010

ORDINANCE NO. 348.4706  
CEQA Exempt  
Applicant: County of Riverside

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION:

**Ordinance 348.4706** is a proposal to amend Article X, Section 10.1, the Industrial Park (I-P) zone to include provisions for the inclusion of Emergency Shelters. Government Code Section 65582 requires that a local government identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay (Government Code 65582 and Health and Safety Code 50801).

The proposed ordinance amendment will provide for the inclusion of an emergency shelter in the Industrial Park (I-P) zone pursuant to the issuance of a building permit by the department of Building and Safety. Through the staff review process, the Industrial Park (I-P) zone was identified as the most appropriate zoning classification to provide for this use. This was based upon its ability to provide an adequate level of infrastructure in addition to providing the necessary level of protection from sensitive land uses.

### BACKGROUND

June 14, 2010

On October 15, 2007, Governor Arnold Schwarzenegger signed into law Senate Bill (SB) 2, which amends Government Code Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. This legislation took effect January 1, 2008 and applies to jurisdictions with housing elements due June 30, 2008 and after.

The update to the Riverside County Housing Element is underway and will include all necessary elements relative to Government Code Sections 65582, 65583, and 65589.5 applicable to the Housing Element provisions established by the State of California.

The Emergency Shelters Ordinance Amendment was initiated by the Board of Supervisors on July 13, 2010.

### RECOMMENDATIONS:

TENTATIVE APPROVAL of **ORDINANCE NO. 348.4706**, 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 Ordinance No. 348.4706 ("the project") is statutorily exempt from the provisions of CEQA based on CEQA Guidelines Section 15282, subsection (r), which states, "Determinations made regarding a city or county's regional housing needs as set forth in Section 65584 of the Government Code." On October 15, 2007, Governor Arnold Schwarzenegger signed into law SB 2, which amends Government Code Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The project complies with the objectives set forth in the above-referenced Government Codes by amending County Ordinance No. 348 to include provisions for emergency shelters. Section 65584 requires the County implement its share of the regional housing needs as set forth in the Regional Housing Needs Plan (RHNP).

**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.

# MEMORANDUM

---



RIVERSIDE COUNTY COUNSEL

**CONFIDENTIAL**  
**ATTORNEY-CLIENT PRIVILEGE**

DATE: August 19, 2010

TO: Adam Rush  
Principal Planner

FROM: Tiffany North *MD*  
Deputy County Counsel *TNW*

RE: Ordinance No. 348.4706

---

Please see the attached 348 ordinance with my signature. If you have any questions please do not hesitate to call. Thank you.

1 ORDINANCE NO. 348.4706

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348

4 RELATING TO ZONING

5  
6 The Board of Supervisors of the County of Riverside ordains as follows:

7 Section 1. A new subsection a. of Section 10.1 of Ordinance No. 348 is added to read as  
8 follows:

9 "a. The following uses shall be permitted in the I-P Zone:

10 (1) Emergency shelters."

11 Section 2. Existing subsections a., b., c., and d. of Section 10.1 of Ordinance No. 348  
12 are relettered b., c., d., and e. respectively.

13 Section 3. A new subsection o. of Section 10.4 of Ordinance No. 348 is added to read as  
14 follows:

15 "o. EMERGENCY SHELTERS. In addition to all other development standards of the  
16 I-P Zone, the following development standards shall apply to emergency shelters:

17 (1) For purposes of this section, the term "client" shall mean a homeless person  
18 who uses the facilities of an emergency shelter to eat, shower or sleep but is not a  
19 staff member.

20 (2) A minimum of 125 square feet of floor area shall be provided for each  
21 client served (eating, showering or sleeping) at any one time. One bed shall be  
22 provided for each client sleeping at the emergency shelter.

23 (3) The minimum interior waiting and client intake area for a shelter with 14 or  
24 fewer beds shall be 125 square feet. The minimum interior waiting and client  
25 intake area for a shelter with 15 or more beds shall be 200 square feet.

26 (4) The minimum exterior waiting and client intake area for a shelter with 14 or  
27 fewer beds shall be 450 square feet. The minimum exterior waiting and client  
28 intake area for a shelter with 15 or more beds shall be 900 square feet.

1 (5) The following off-street parking shall be provided: one space each for the  
2 maximum number of employees who will be present on the site at the same time  
3 and one space for each six client beds in the shelter, rounded up to the nearest  
4 whole number.

5 (6) Outdoor lighting shall be provided in all parking areas, exterior waiting and  
6 client intake areas, and outdoor common areas.

7 (7) If the emergency shelter accommodates both men and women, separate  
8 sleeping, lavatory and bathing areas shall be provided for men and for women.

9 (8) An emergency shelter shall have a manager and at least one other staff  
10 member present on site during all hours of operation. If the emergency shelter  
11 accommodates both men and women, one employee, manager or staff member, of  
12 each sex shall be present during all hours of operation. The manager and all staff  
13 members shall be persons who maintain a separate residence.

14 (9) No client shall be allowed to stay more than 300 total days within any 12  
15 month period or more than 180 consecutive days.

16 (10) The maximum number of beds in any emergency shelter shall be 75.

17 (11) No emergency shelter shall be located on a lot where any lot line of such lot  
18 is within 300 feet of any lot line of a lot where another emergency shelter is  
19 located.”

20 Section 4. Existing subsection o. of Section 10.4 of Ordinance No. 348 is relettered p.

21 Section 5. A new Section 21.32b. is added to Ordinance No. 348 to read as follows:

22 “SECTION 21.32b. EMERGENCY SHELTER. Housing with minimal  
23 supportive services for homeless persons that is limited to occupancy of six  
24 months or less by a homeless person and where no individual or household  
25 may be denied emergency shelter because of an inability to pay.”

26 ///

27 ///

28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

Section 6. This ordinance shall take effect thirty (30) days after its adoption.

BOARD OF SUPERVISORS OF THE COUNTY  
OF RIVERSIDE, STATE OF CALIFORNIA

By: \_\_\_\_\_  
Chairman

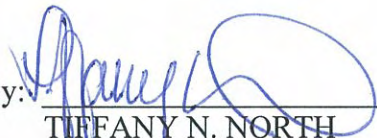
ATTEST:  
CLERK OF THE BOARD

By: \_\_\_\_\_  
Deputy

(SEAL)

APPROVED AS TO FORM

August 19, 2010

By:   
TIFFANY N. NORTH  
Deputy County Counsel

G:\Property\TNorth\RCO No 348\RCO No 348 4706 final.doc

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director  
**Planning Department**  
Carolyn Syms-Luna · Planning Director

### NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Ordinance No. 348.4706

Project Location: This project affects all parcels and property in the unincorporated Riverside County

Project Description: Ordinance 348.4706 is a proposal to amend Article X, Section 10.1, the Industrial Park (I-P) zone to include provisions for the inclusion of Emergency Shelters. Government Code Section 65582 requires that a local government to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and where no individual or household may be denied emergency shelter because of an inability to pay (Government Code 65582 and Health and Safety Code 50801).

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: County of Riverside

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption Section 15282(r)  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: Review for Exemption Section 15061(b)(3)

Reasons why project is exempt: The Planning Department has found that the project is exempt from the provisions of CEQA based on Section 15282(r), which states, "Determinations made regarding a city or county's regional housing needs as set forth in Section 65584 of the Government Code." On October 15, 2007, Governor Arnold Schwarzenegger signed into law SB 2, which amends Government Code Sections 65582, 65583, and 65589.5 of State Housing Element Law. This legislation requires local jurisdictions to strengthen provisions for addressing the housing needs of the homeless, including the identification a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The proposed project complies with the objectives set forth in the above-referenced Government Codes by amendment County Ordinance No. 348 to include provisions for emergency shelters. Section 65584 requires the County implement its share of the regional housing needs as set forth in the Regional Housing Needs Plan (RHNP). In addition, 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. The General Rule of 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 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 the implementation of changes in state law and no specific project impacts are associated with the proposed amendment and therefore the project can be found exempt.

County Contact Person

Phone Number

Signature

Title

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Created: 7/21/10 by A. Rush  
Revised: 7/21/10 by A. Rush  
Y:\Ord. 348 Revisions\Klotz Zoning\Emergency Shelters\PC\_09\_15\_10\NOE Form.doc

Please charge deposit fee case#: ZRCZ1000 ZCFG No. - FREE POSTING per Ca. Govt. Code 6103 and 27383

**FOR COUNTY CLERK'S USE ONLY**



Agenda Item No.: 3.1  
Area Plan: Western Coachella Valley  
Zoning District: Bermuda Dunes  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1100  
(Entitlement/Policy Amendment)  
Applicant: Holt Architects  
Engineer/Representative: Holt Architects

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

General Plan Amendment No. 1100 proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) Land Use Designation to proposed Community Development: Commercial Retail Land Use Designation (CD: CR) (0.20 0 0.35 FAR)) or staff recommended Community Development: Light Industrial Land Use Designation (CD: LI) (.25 - .60 FAR) on 10.5 acres to accommodate future commercial and/or industrial development.

The proposed Amendment is located in the Western Coachella Valley Area Plan; more specifically, the project is located southerly of 38<sup>th</sup> Avenue, westerly of Washington Street, northerly of Los Montanas Road, in the Bermuda Dunes Zoning District.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1100 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that the first two findings listed below must be made, and at least one of five subsequent findings listed below must be made to justify an entitlement/policy amendment:

1. The proposed change does not involve a change in or conflict with:
  - a. The Riverside County Vision;
  - b. Any General Plan Principle; or,
  - c. Any Foundation Component designation in the General Plan.
2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
4. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
5. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
6. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
7. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first finding per the General Plan Administrative element explains that the proposed Amendment must 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.

- A. The proposed change does not conflict with:

(1) The Riverside County Vision.

The proposed Amendment to change from Medium Density Residential (2-5 D.U./Ac.) to Commercial Retail (CR) or Light Industrial (LI) complies with the Riverside County Vision in that existing policies acknowledge communities to accept commercial and industrial land for a stable employment base which would be allowed within the Community Development Foundation Component which the subject Amendment would be in support of future land for commercial or industrial development.

(2) Any General Plan Principle.

According to industrial land use policies within the Western Coachella Valley Area Plan, industrial development requires screening of any outdoor storage, landscaping and permits limited commercial uses (WCVAP 12.4, WCVAP 12.5). One of the key concerns of the applicant is to allow some commercial uses if the land is designated Light Industrial (LI). The zoning under Light Industrial could be Manufacturing Service Commercial (MSC) or Industrial Park (IP) which does allow limited commercial service uses. Light industrial is recommended by staff based on a number of factors. Given that the subject property adjoins existing industrial development to the south, application of a similar Land Use designation would continue the existing land use pattern on the westerly side of Washington Street. The developed Del Webb Specific Plan is directly easterly of the subject property and its primary entrance is located approximately 145 feet to the south which contains open space and residential units the area which Commercial Retail as originally proposed by the applicant may be too intensive. The proposed Amendment would allow future consideration of industrial development with commercial service uses included, and be reviewed by future Subdivision and Plot Plan applications which would address all design issues and compatibility with surrounding development.

(3) Any Foundation Component designation in the General Plan.

According to the Land Use Element, the Commercial Retail (CR) land use designation allows for local and regional serving retail and service uses and Light Industrial (LI) land use designation industrial and related uses including warehousing/distribution, assembly and light manufacturing, and repair facilities. While the applicant is proposing a GPA from MDR to CR, staff is recommending the 10.5 acres of land be changed to Light Industrial to be more compatible with an adjoining industrial park within this area of Washington Street and due to the one mile distance from Interstate 10 where existing commercial retail uses may be more appropriate.

Possible challenges of the proposed Amendment include commercial retail uses too distant from Interstate 10 which is why staff is recommending Light Industrial in this location which is likely to be more compatible. Future required improvements such as road widening of Washington Street (Major - 118 ROW) and an existing 100 year flood plain (~~Zone A~~). Flood issues are likely to be concern with regional and local flood agencies. Staff has reviewed available sewer and water lines which are available in the vicinity.

**Second Required Finding:** The second General Plan Administrative Element finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that commercial or industrial land use designations are potentially

allowed within urban environments subject to required improvements and design standards. A Light Industrial designation is recommended on the subject site of 10.5 acres since there is existing Light Industrial land immediately to the south as part of an existing industrial park and would be less intensive than commercial retail on this portion of Washington Street which is approximately one mile from Interstate 10 to the south where existing commercial retail uses presently exist and are more appropriately located.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

The appropriate additional finding for the proposed Amendment is: Special circumstances have emerged that were unanticipated in preparing the General Plan in that the subject land was planned Medium Density Residential during the 2003 general plan update, but is now adjacent to land designated Light Industrial (LI) to the south which contains an existing industrial park previously approved and subdivided under Commercial Parcel Map 29715 in 2000.

**SUMMARY OF FINDINGS:**

- |   |  |
|---|--|
| 1. General Plan Land Use (Ex. #6):            | Medium Density Residential (CD: MDR) (2-5 DU/AC).  |
| 2. Proposed General Plan Land Use (Ex. #6):   | Commercial Retail (CD: CR) (.20 - .35 FAR)   |
| 3. Recommended General Plan Land Use (Ex. #7) | Light Industrial (CD: LI)  |
| 4. Existing Zoning (Ex. #2):                  | Controlled Development Areas (W-2-20)  |
| 5. Surrounding Zoning (Ex. #2):               | W-2-10, I-P, SP Zones  |
| 6. Existing Land Use (Ex. #1):                | Vacant   |
| 7. Surrounding Land Use (Ex. #1):             | Industrial park development to the south, open space (golf course) and single family residential to the east, vacant land (Coachella Valley Preserve) to the north, and vacant land (approved parochial school and approved mixed use Specific Plan to the west. |
| 8. Project Data:                              | Total Acreage: 10.5 Acres  |

---

**RECOMMENDATIONS:**

Staff recommends that the appropriate findings per the General Plan Administration Element can be made and that the Planning Commission recommend to the Board of Supervisors to adopt an order initiating proceedings for General Plan Amendment No. 1100 from Community Development: Medium Density Residential (CD: MDR) to Community Development: Light Industrial (CD: LI) Land Use Designation. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

1. As of this writing (8/19/10), no letters, in support or opposition have been received.

2. The project site is not located within:
  - a. An Agricultural Preserve;
  - b. A Redevelopment Area;
  - c. A Fault Zone.
  
3. The project site is located within:
  - a. Ord. No. 655 Mount Palomar Lighting Influence Area, Zone B (43.01 miles).
  - b. A Moderate Liquefaction Potential Zone
  - c. A 100 year Flood Zone (Zone A)
  - d. Bermuda Dunes Zone D (Airport Compatibility)
  
4. The subject site is currently designated as Assessor's Parcel Number 626-150-039.
  
5. The current case balance is approximately \$5,000.

# ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1100 Supervisorial District: Fourth Existing Zoning: W-2-10

Area Plan: Western Coachella Valley

Acreage: 10.5 Acres

## EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Community Development (CD)

Existing General Plan Land Use Designation: Medium Density Residential (CD: MDR) (2-5 DU/AC)

Existing Policy Area(s) or Overlay(s): N/A

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

---

## PROPOSED GENERAL PLAN CHANGES (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation: Community Development (CD)

Proposed General Plan Land Use Designation: Commercial Retail (CD: CR) (.20 - .35 FAR) or Light Industrial (CD: LI) (.25 - .60 FAR).

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

### CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	Within fee area
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Floodplain Management Review is Required
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Washington Street
Water / Sewer Issues	X		Connection to water and sewer is required
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

**ENTITLEMENT/POLICY FINDINGS** (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
<p>The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.</p>	X		<p>The GPA responds to increased need for potential commercial and/or industrial land uses which the change from Medium Density Residential (2-5 DU/AC) to Commercial Retail or Light Industrial would accommodate on 10.5 acres of land adjacent to Washington Street within an existing urbanizing area which would not conflict with the General Plan, subject to required urban improvements and compliance with design standards for a potential future commercial or industrial complex which would be adjacent to an existing business park to the south and would be required to buffer adjacent residential and open space land within the Del Webb Specific Plan to the east.</p>
<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>	X		<p>The proposed amendment does contribute to the purposes of the General Plan as it proposes a Commercial Retail or Light Industrial land use designation on 10.5 acres which the adjacent Washington Street would be dedicated and/or improved to accommodate a possible future commercial or industrial complex.</p>
<p>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</p>	X		<p>The proposal supplies a need for commercial or industrial land within the community which the land would be intended for future development as the result of this proposed general plan amendment from MDR to CR or LI.</p>
<p>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</p>		X	
<p>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</p>		X	



An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

<b>Department</b>	<b>Comments</b>
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01100

VICINITY/POLICY AREAS

Supervisor Benoit  
District 4

Date Drawn: 07/29/10  
Vicinity Map



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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

GPA01100

LAND USE

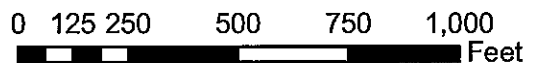
Supervisor Benoit  
District 4

Date Drawn: 7/29/10  
Exhibit 1



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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) 335-3200 (Western County), or in Indio at (760) 863-6277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

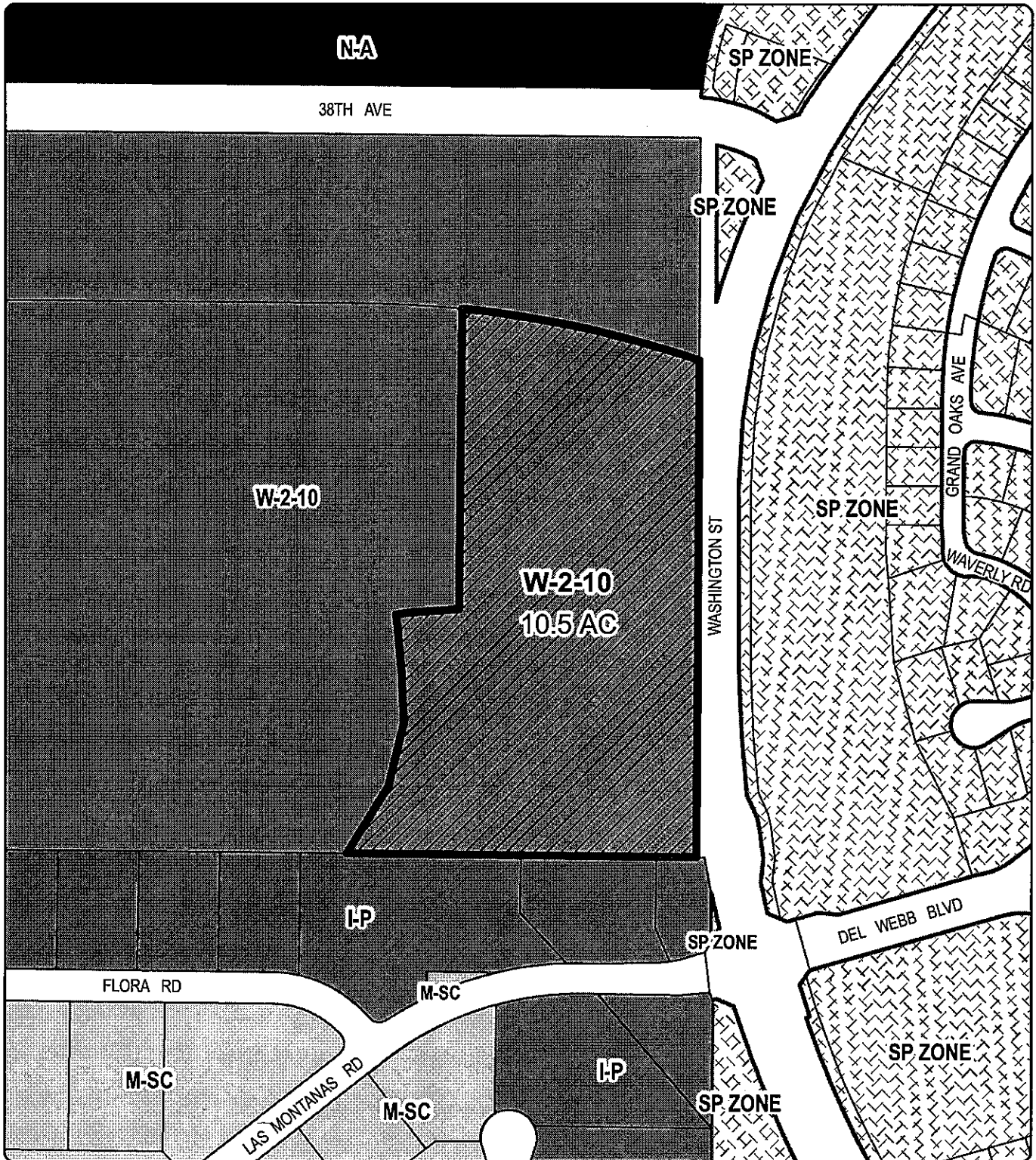
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01100

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 7/29/10  
Exhibit 2



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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>

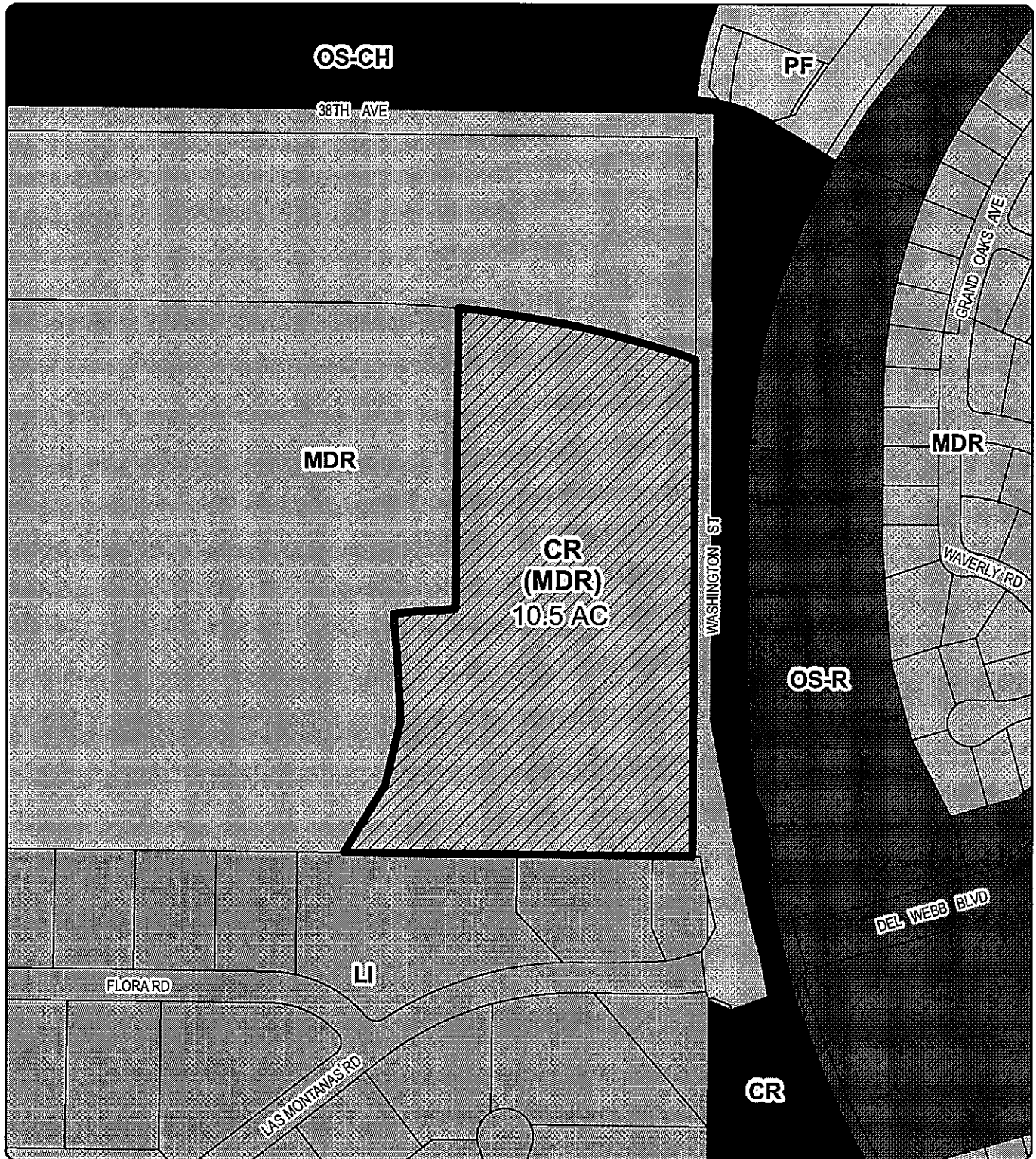
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01100

PROPOSED GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 7/29/10  
Exhibit 6



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
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.lraa.co.riverside.ca.us/ndex.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

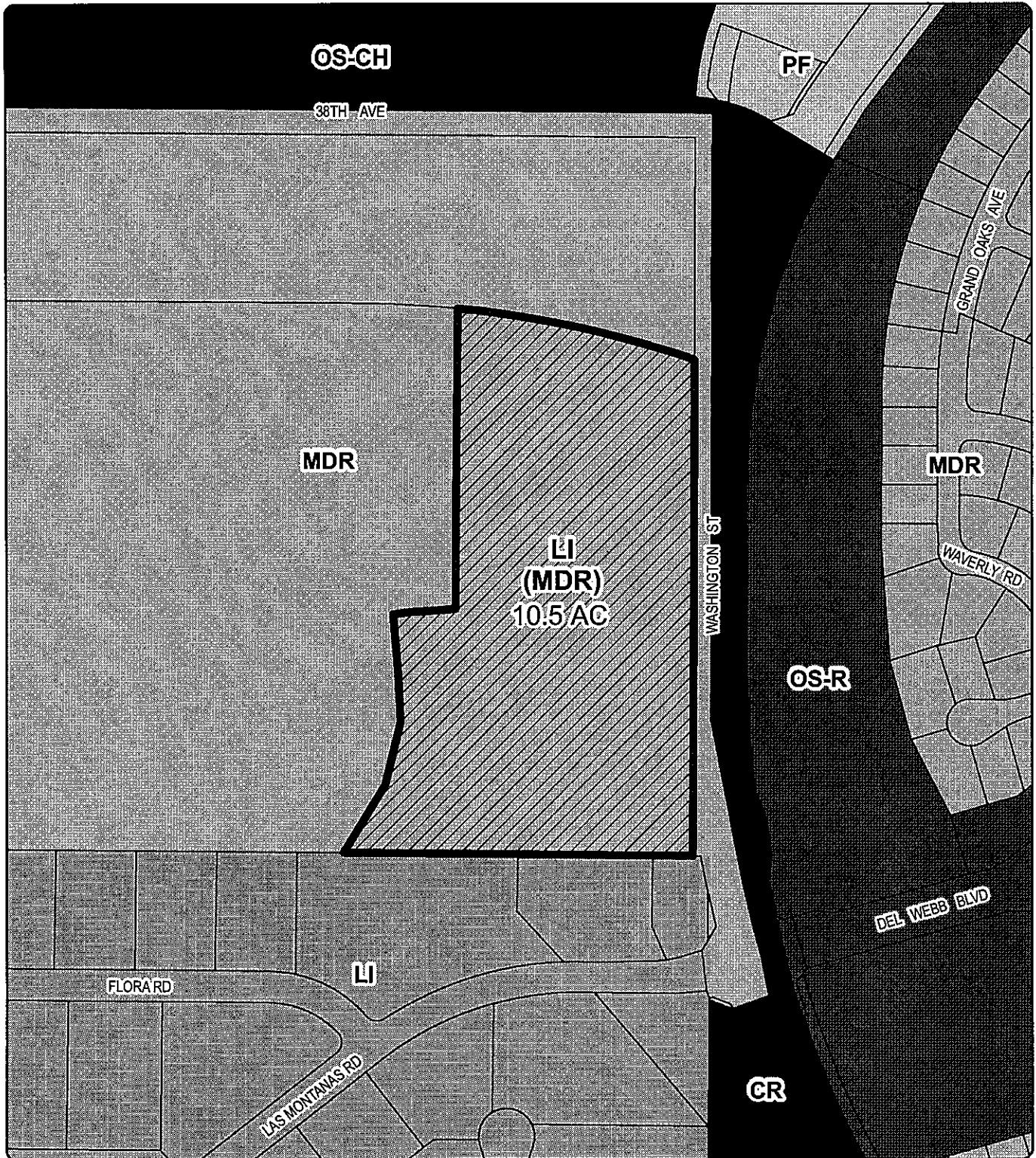
GPA01100

RECOMMENDED GENERAL PLAN

Supervisor Benoit  
District 4

Date Drawn: 7/29/10

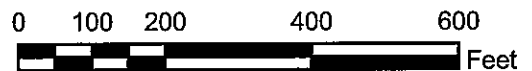
Exhibit 7



Zoning Area: Bermuda Dunes  
Township/Range: T5SR6,7E  
Section: 1,6

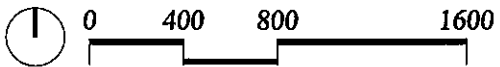
Assessors Bk. Pg. 626-15  
Thomas Bros. Pg. 819 E1  
Edition 2009

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.fimsa.co.riverside.ca.us/index.html>



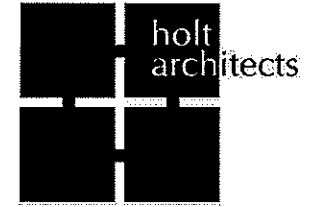
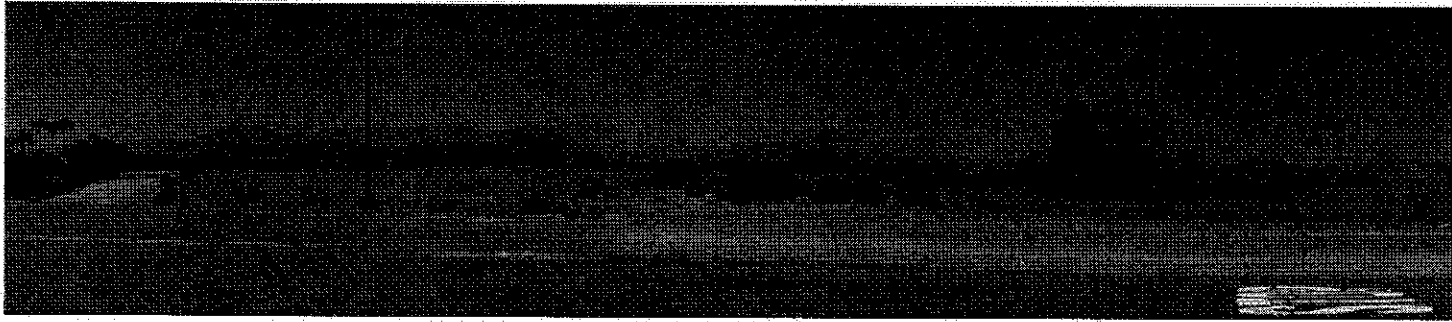


Prepared By:  
Hunsaker & Associates Irvine, Inc.



Aerial Exhibit





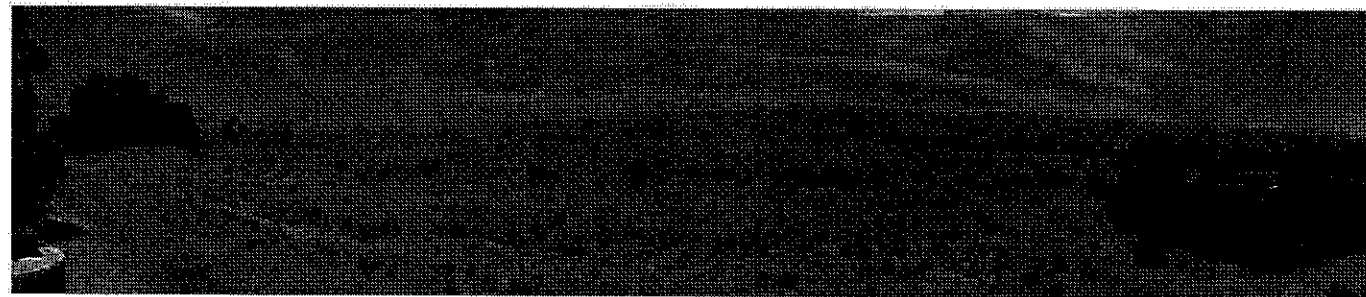
View 1: South View from Avenue 38

---



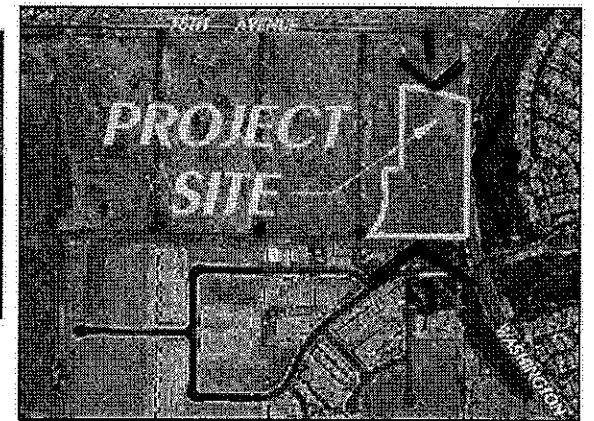
View 2: West View from Washington Street

---

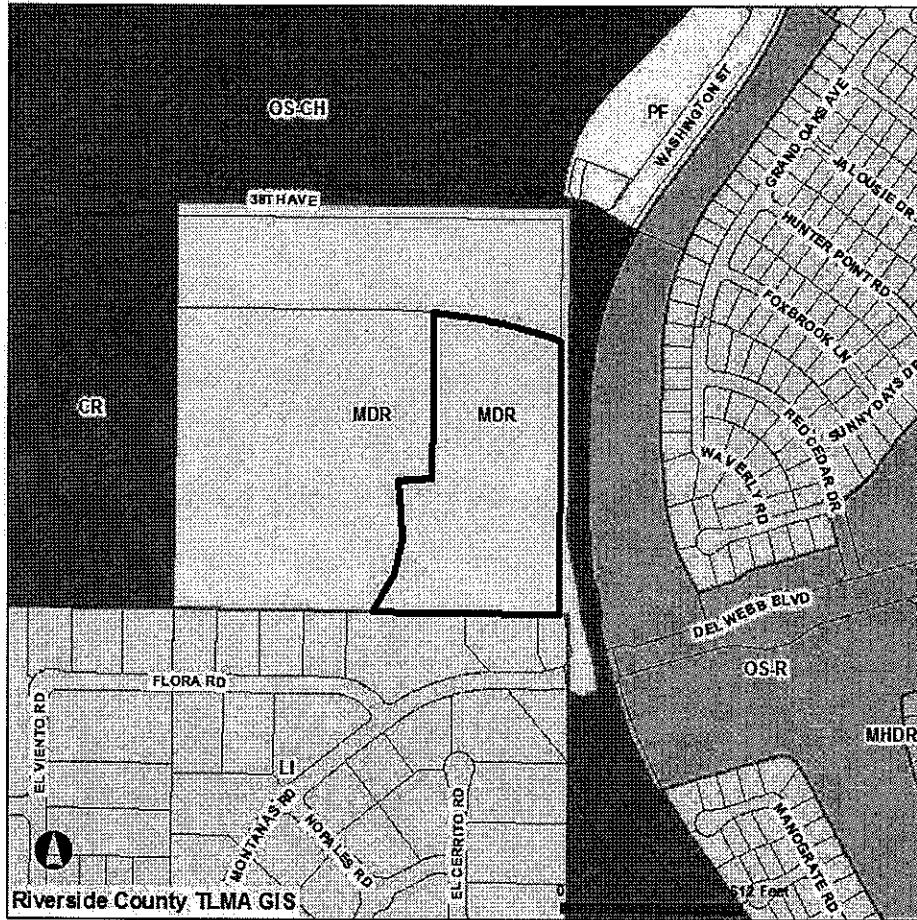


View 3: North View from Las Montanas Road

---

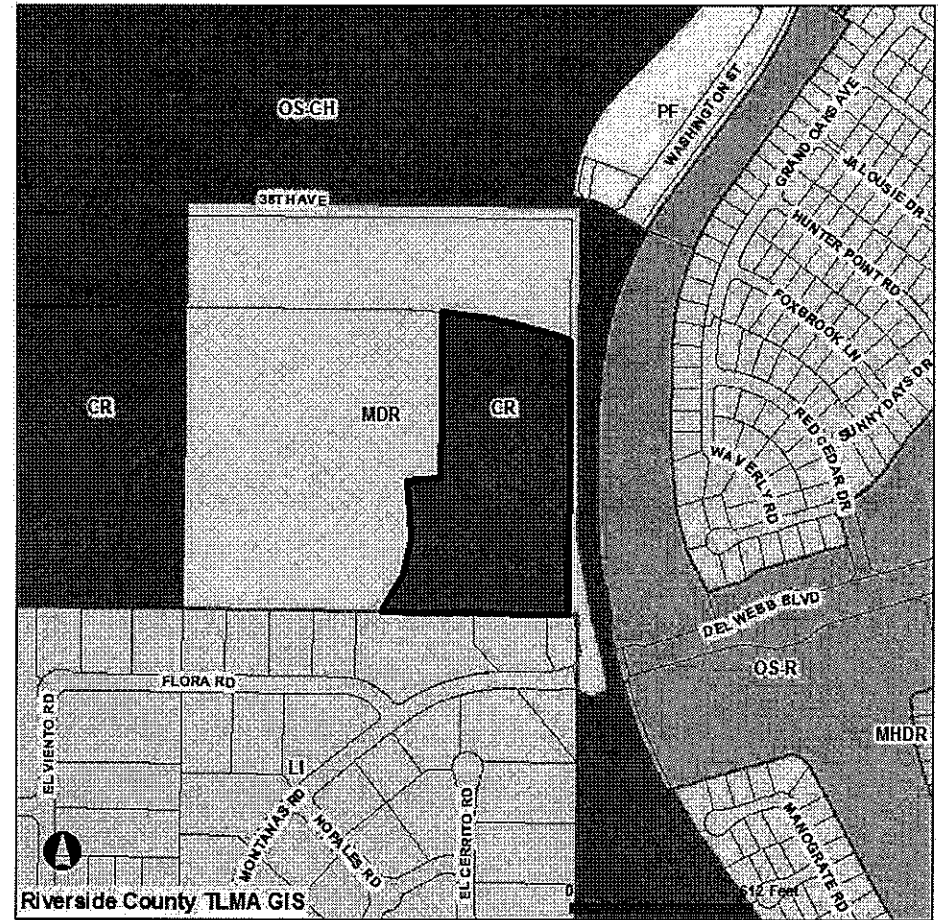


## PANORAMIC SITE PHOTOS- APN 626-150-039



SOURCE: RIVERSIDE COUNTY TLMA GIS

**EXISTING GENERAL PLAN LAND USE DESIGNATION -  
MEDIUM DENSITY RESIDENTIAL (MDR)**



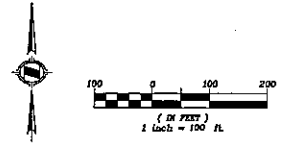
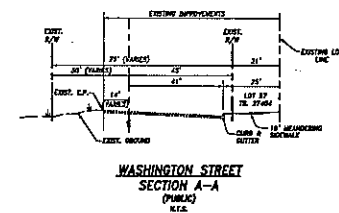
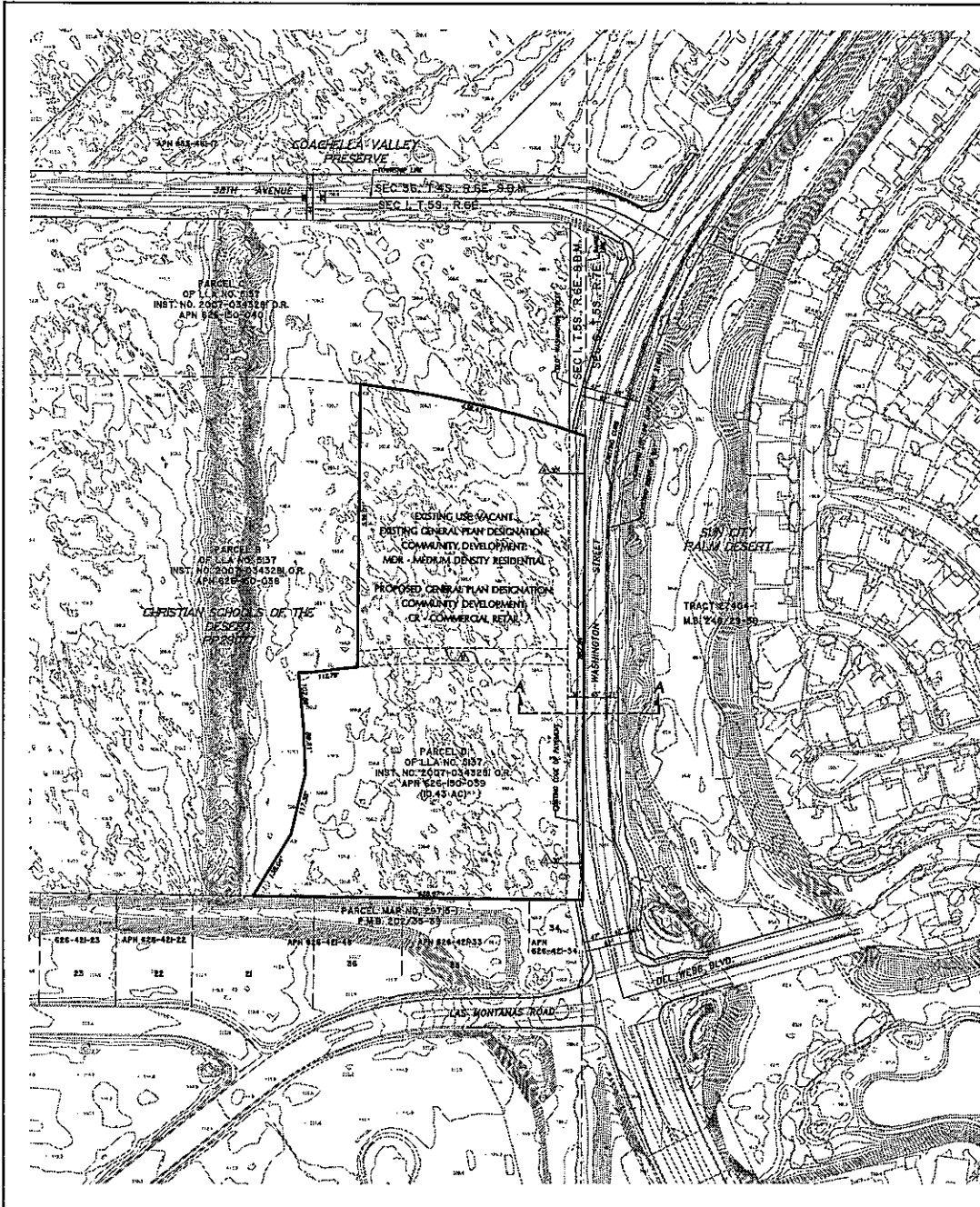
SOURCE: RIVERSIDE COUNTY TLMA GIS

**PROPOSED GENERAL PLAN LAND USE DESIGNATION -  
COMMERCIAL RETAIL (CR)**



NTS

**Existing/Proposed General Plan Land Use Designation Exhibit**



DATE 05/05/10  
 W.O. 3550-2  
 GROSS AREA 10.43 ACRES±  
 CONTOUR INTERVAL 1'

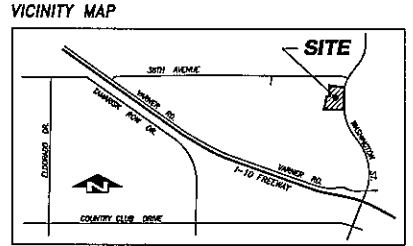
**MAP DATE IDENTIFIER**  
 DATE OF LAST CHANGE TO THIS MAP  
05/05/10 BY: LMB  
 DATE OF THIS PRINT  
05/05/10

APPLICANT:  
**HOLT ARCHITECTS, INC.**  
 70-225 HIGHWAY 111, SUITE D  
 RANCHO MIRAGE, CA 92270  
 PHONE: (760) 328-5280  
 FAX: (760) 328-5281

OWNER:  
**CHRISTIAN SCHOOLS OF THE DESERT**  
 40-700 YUCCA LANE  
 BERMUDA DUNES, CA 92203  
 PHONE: (760) 343-2848

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC.**  
 PLANNING • ENGINEERING • SURVEYING  
 Three Hughes • Irvine, CA 92618 • P/E (949) 583-1030 • F/E (949) 583-1739

- NOTES:**
1. ASSESSOR PARCEL NUMBER: 624-150-039
  2. EXISTING LAND USE: VACANT
  3. PROPOSED LAND USE: COMMERCIAL
  4. EXISTING GENERAL PLAN LAND USE DESIGNATION: COMMUNITY DEVELOPMENT (MOR) MEDIUM DENSITY RESIDENTIAL
  5. PROPOSED GENERAL PLAN LAND USE DESIGNATION: COMMUNITY DEVELOPMENT (CR) COMMERCIAL RETAIL
  6. EXISTING ZONING: (P-C)-10 CONTROLLED DEVELOPMENT AREA
  7. WATER SERVICE PROVIDED BY COACHELLA VALLEY WATER DISTRICT (CWSD)
  8. SEWER SERVICE PROVIDED BY COACHELLA VALLEY WATER DISTRICT (CWSD)
  9. GAS SERVICE PROVIDED BY SOUTHERN CALIFORNIA GAS COMPANY
  10. ELECTRIC SERVICE PROVIDED BY WESTERN POWERLINES DISTRICT
  11. TELEPHONE SERVICE PROVIDED BY VERIZON TELEPHONE COMPANY
  12. CABLE SERVICE PROVIDED BY TIME WARNER CABLE
  13. PROJECT SITE IS LOCATED WITHIN A MODERATE LIQUEFACTION SUSCEPTIBILITY AREA PER THE WESTERN COACHELLA VALLEY AREA PLAN SEISMIC HAZARD MAP
  14. THE PROJECT SITE IS LOCATED WITHIN DESERT SANDS UNIFIED SCHOOL DISTRICT
  15. THE PROJECT SITE IS NOT LOCATED IN A COUNTY SERVICE AREA
  16. THE PROJECT SITE IS NOT WITHIN AN ADJUSTED PROBE EARTHQUAKE FAULT ZONE
  17. THE PROJECT SITE IS LOCATED WITHIN AN AREA OF 100-150' SHALLOW FLOODING (ZONE A3) WITH AN AVERAGE DEPTH OF INUNDATION BEING THREE (3) FEET, BUT NO FLOOD HAZARD FACTORS HAVE BEEN DETERMINED PER FLOOD HAZARD MAP (FHM) COMMUNITY-PHASE NUMBER 080245-1822C DATED NOVEMBER 20, 1998.
  18. THE PROJECT SITE IS LOCATED IN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 8 EAST PER U.S.C.E. MAP BYRMA QUAD#08245.
  19. THOMAS BRICK LOTS 3004 PAGE 819 - GRID E1 & F1
  20. THE PROJECT SITE IS LOCATED IN THE WHITEWATER WATERSHED.
  21. PROJECT LIES WITHIN THE BOUNDARY OF THE THOUSAND PALMS COMMUNITY COUNCIL.

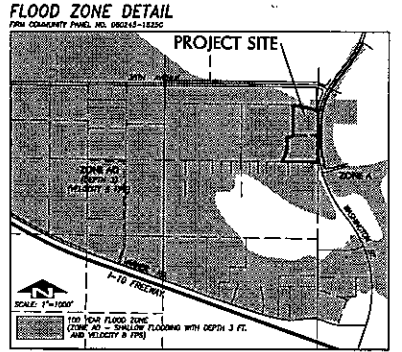


**GENERAL PLAN AMENDMENT SUMMARY**  
 AMONG WESTERN COACHELLA VALLEY AREA PLAN FROM COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL TO COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL FOR THE 10.43 ACRE PROJECT SITE.

**EASEMENT NOTES**  
 ▲ EASEMENT FOR ROAD PURPOSES PER BK 557 / PL 557 ON REC'D OCTOBER 27, 1942  
 ▲ PROPOSED SEWER AND WATER LAYOUT PER P19977

**LEGAL DESCRIPTION**  
 PARCEL 2 OF LOT LINE AMENDMENT NO. 05137, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN A RECORDING DATED MAY 24, 2007 AS INSTRUMENT NO. 2007-0343221, OFFICIAL RECORDS OF SAID COUNTY.

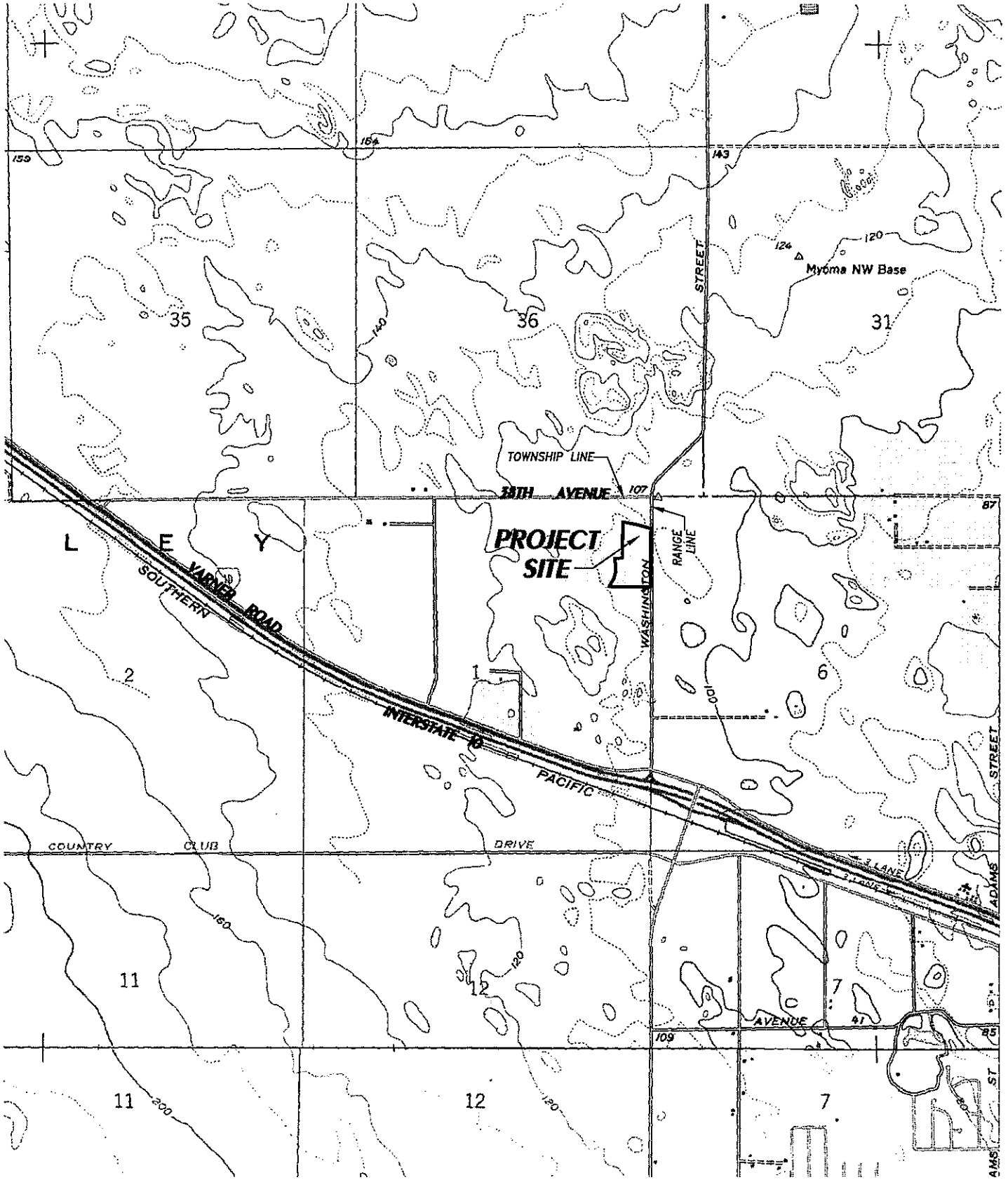
**ACREAGE SUMMARY**  
 GROSS ACREAGE = 10.43 ACRES



# GENERAL PLAN AMENDMENT SITE PLAN EXHIBIT



Prepared By:  
Hunsaker & Associates Irvine, Inc.



SOURCE:  
MYOMA QUAD

SECTION 1  
TOWNSHIP 5 SOUTH  
RANGE 6 EAST  
U.S.G.S. MAP

RIVERSIDE COUNTY GIS



Selected parcel(s):  
626-150-039

**\*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.

STANDARD WITH PERMITS REPORT

**APNs**

626-150-039-4

**OWNER NAME / ADDRESS**

CHRISTIAN SCHOOL OF THE DESERT  
ADDRESS NOT AVAILABLE

**MAILING ADDRESS**

(SEE OWNER)  
40700 YUCCA LN

BERMUDA DUNES CA. 92201

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 10.43 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 819 GRID: F1

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
CITY SPHERE: PALM DESERT  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

NOT IN A TRIBAL LAND

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T5SR6E SEC 1

**ELEVATION RANGE**

104/112 FEET

**PREVIOUS APN**

626-150-030

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
MDR

**AREA PLAN (RCIP)**

WESTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

W-2-10

**ZONING DISTRICTS AND ZONING AREAS**

BERMUDA DUNES DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

**REDEVELOPMENT AREAS**

NOT IN A REDEVELOPMENT AREA

BERMUDA DUNES

**AIRPORT COMPATIBILITY ZONES**

BERMUDA DUNES ZONE D

---

**ENVIRONMENTAL**

---

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**  
NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**  
NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**  
NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**  
NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**  
NONE

**VEGETATION (2005)**  
NO DATA AVAILABLE

---

**FIRE**

---

**HIGH FIRE AREA (ORD. 787)**  
NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**  
NOT IN A FIRE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

---

**CVMSHCP FEE AREA (ORD. 875)**  
WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**  
NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**  
NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**  
IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.  
In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**  
NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**  
WESTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**  
NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**  
NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

---

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**  
IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

207

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY**

---

**FLOOD PLAIN REVIEW**

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (760) 398-2651 EXT 2288 FOR INFORMATION.

**WATER DISTRICT**

CVWD

**FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

**WATERSHED**

WHITewater

---

**GEOLOGIC**

---

**FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

SUSCEPTIBLE

**PALEONTOLOGICAL SENSITIVITY**

LOW POTENTIAL.

FOLLOWING A LITERATURE SEARCH, RECORDS CHECK AND A FIELD SURVEY, AREAS MAY BE DETERMINED BY A QUALIFIED VERTEBRATE PALEONTOLOGIST AS HAVING LOW POTENTIAL FOR CONTAINING SIGNIFICANT PALEONTOLOGICAL RESOURCES SUBJECT TO ADVERSE IMPACTS.

---

**MISCELLANEOUS**

---

**SCHOOL DISTRICT**

DESERT SANDS UNIFIED

**COMMUNITIES**

THOUSAND PALMS

**COUNTY SERVICE AREA**

NOT IN A COUNTY SERVICE AREA.

**LIGHTING (ORD. 655)**

ZONE B, 43.01 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

044504

045206

**FARMLAND**

OTHER LANDS

URBAN-BUILT UP LAND

**TAX RATE AREAS**

075-004

• CITRUS PEST CONTROL 2

• COACHELLA VAL JT BLO HIGH



- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- DESERT SANDS UNIFIED SCHOOL
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

**ENVIRONMENTAL HEALTH PERMITS**

NO ENVIRONMENTAL PERMITS

**PLANNING PERMITS**

Case #	Description	Status
CFG05476	CFG DOC FEE FOR EA42120 (PP23977)	PAID
GEO02131	GEOLOGIC REVIEW FOR PP23977	APPROVED
LLA05137	NOT AVAILABLE	APPROVED
PP23977	258,657 SQ FT MULTI-PURPOSE PRIVATE SCHOOL	APPROVED
EA42120	EA FOR PP23977	APPROVED
CUP02374	PROPOSED 400 SPACE MOBILE HOME PARK	EXPIRED

REPORT PRINTED ON...Thu May 06 12:39:37 2010  
Version 100412

J.D.

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

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: CPA01100

**RECEIVED**  
DATE SUBMITTED: 5/6/10

I. GENERAL INFORMATION EA 42316  
CF 685678

**MAY 06 2010**  
Riverside County  
Planning Department  
Desert Office  
E-Mail: tholt@holtarchitects.net

**APPLICATION INFORMATION**

Applicant's Name: Tim Holt

Mailing Address: 70225 Highway 111, Suite D  
Rancho Mirage CA 92270  
City State ZIP

Daytime Phone No: ( 760 ) 328-5280 Fax No: ( 760 ) 328-5281

Engineer/Representative's Name: Tim Holt E-Mail: tholt@holtarchitects.net

Mailing Address: 70225 Highway 111, Suite D  
Rancho Mirage CA 92270  
City State ZIP

Daytime Phone No: ( 760 ) 328-5280 Fax No: ( 760 ) 328-5281

Property Owner's Name: Dave Fulton E-Mail: DFulton@csod.org

Mailing Address: 40700 Yucca Ln  
Bermuda Dunes CA 92201  
City State ZIP

Daytime Phone No: ( 760 ) 345-2848 Fax No: ( 760 ) 345-8173

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 AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

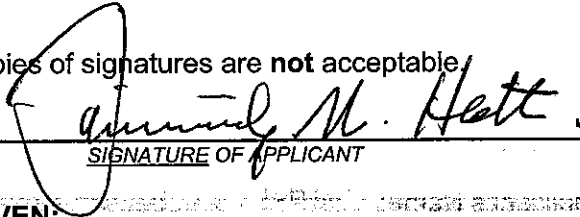
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Timothy M. Holt  
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.

David E. Fulton  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 626-150-039

Section: 1 Township: T5SR6E Range: 104/112 Feet, 6 East

Approximate Gross Acreage: 10.43

General location (nearby or cross streets): North of Interstate 10, South of Avenue 38, East of Varner Rd, West of Washington St.

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 819, Grid:E1,F1

Existing Zoning Classification(s): W2-10

Existing Land Use Designation(s): Community Development:Medium Density Residential

Proposal (describe the details of the proposed general plan amendment):

Amend land classificatino from Community Development:Medium Density Residential to Community Development:Commercial Retail

Related cases filed in conjunction with this request:

NA

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Imperial Irrigation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Company	Southern California Gas Company	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone Company	Verizon Telephone Service	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Company/District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sewer District	Coachella Valley Water District	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Which one of the following watersheds is the project site located within (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) DP Gull Date 5/5/2010

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

NOTE: An 8½" x 11" legible reduction of the proposal must accompany application.

**II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN:**

AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name):

Western Coachella Valley

EXISTING DESIGNATION(S): Community Development:Medium Density Residential

PROPOSED DESIGNATION(S): Community Development:Commercial Retail

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.)

Proposed amendment is requested to allow for marketing and future development of property  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**III. AMENDMENTS TO POLICIES:**

*(Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.)*

A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR:

Element: N/A Area Plan: \_\_\_\_\_

B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): \_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_

C. PROPOSED POLICY (Attach more pages if needed): \_\_\_\_\_

N/A  
\_\_\_\_\_  
\_\_\_\_\_



RECORDING REQUESTED BY:

When Recorded Mail Document and Tax Statement To: Christian School of the Desert 40700 Yucca Lane Bermuda Dunes, Ca. 92203

Table with columns: S, R, U, PAGE, SIZE, DA, MISC, LONG, RFD, COPY. Row 1: 1, 14, 426, 426, PCOR, NCR, SMF, NCHG, 15. Row 2: M, A, L, 465, 426, PCOR, NCR, SMF, NCHG, EXAM 801.

61

075-004

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0 City Transfer Tax is \$

[ ] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale,

[ X ] Unincorporated Area City of

C 801

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHRISTIAN SCHOOL OF THE DESERT, A California non-profit Corporation

hereby GRANT(S) to CHRISTIAN SCHOOL OF THE DESERT, a California non-profit Corporation

the following described real property in the County of Riverside

County of Riverside, State of California:

SEE EXHIBIT A, B AND C ATTACHED HERETO AND MADE A PART HEREOF

This document is being recorded pursuant to Lot Line Adjustment No. 05137 approved by the Riverside County Planning Department on May 18, 2007

DATED: August 2, 2007

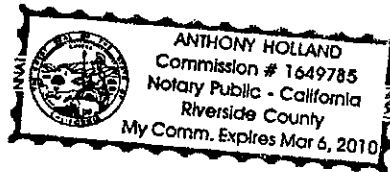
State of California County of Riverside

CHRISTIAN SCHOOL OF THE DESERT, A California non-profit Corporation

BY: David E. Fulton, President

On AUGUST 6, 2007 before me, ANTHONY HOLLAND AND ANTHONY PUBLIC (here insert name and title of the officer) personally appeared David E. Fulton

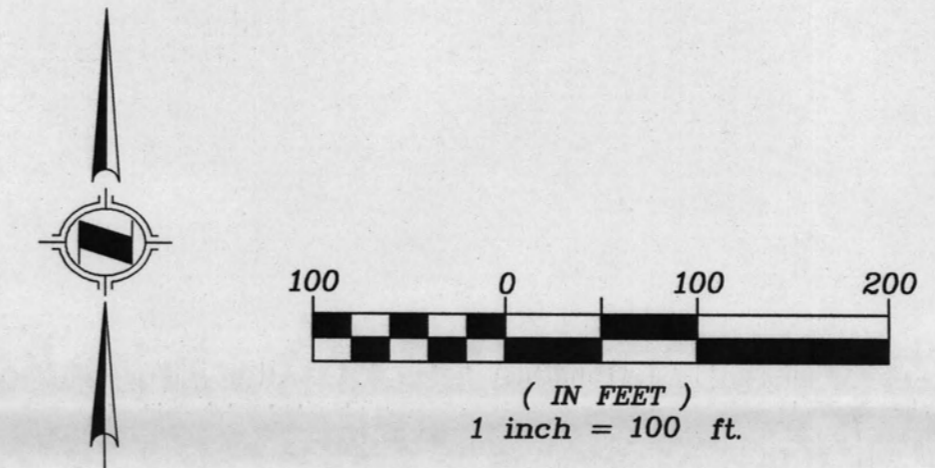
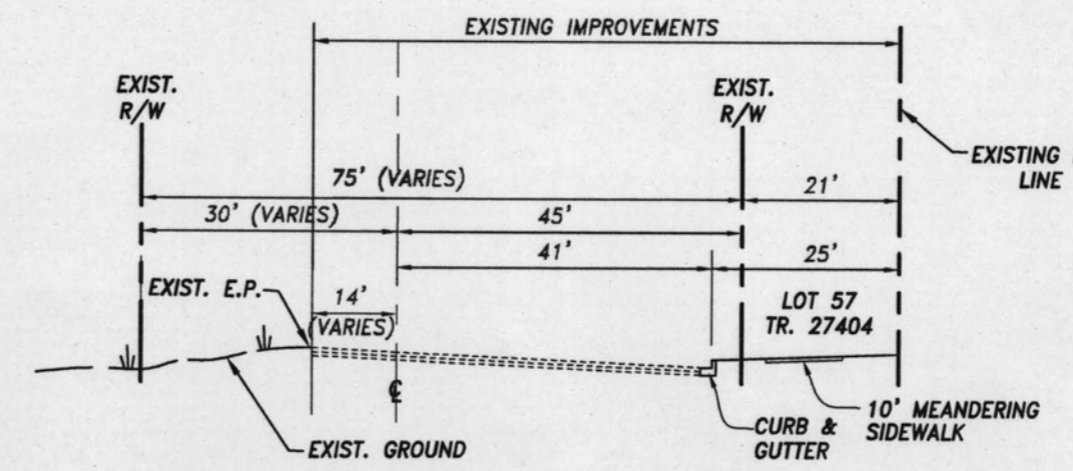
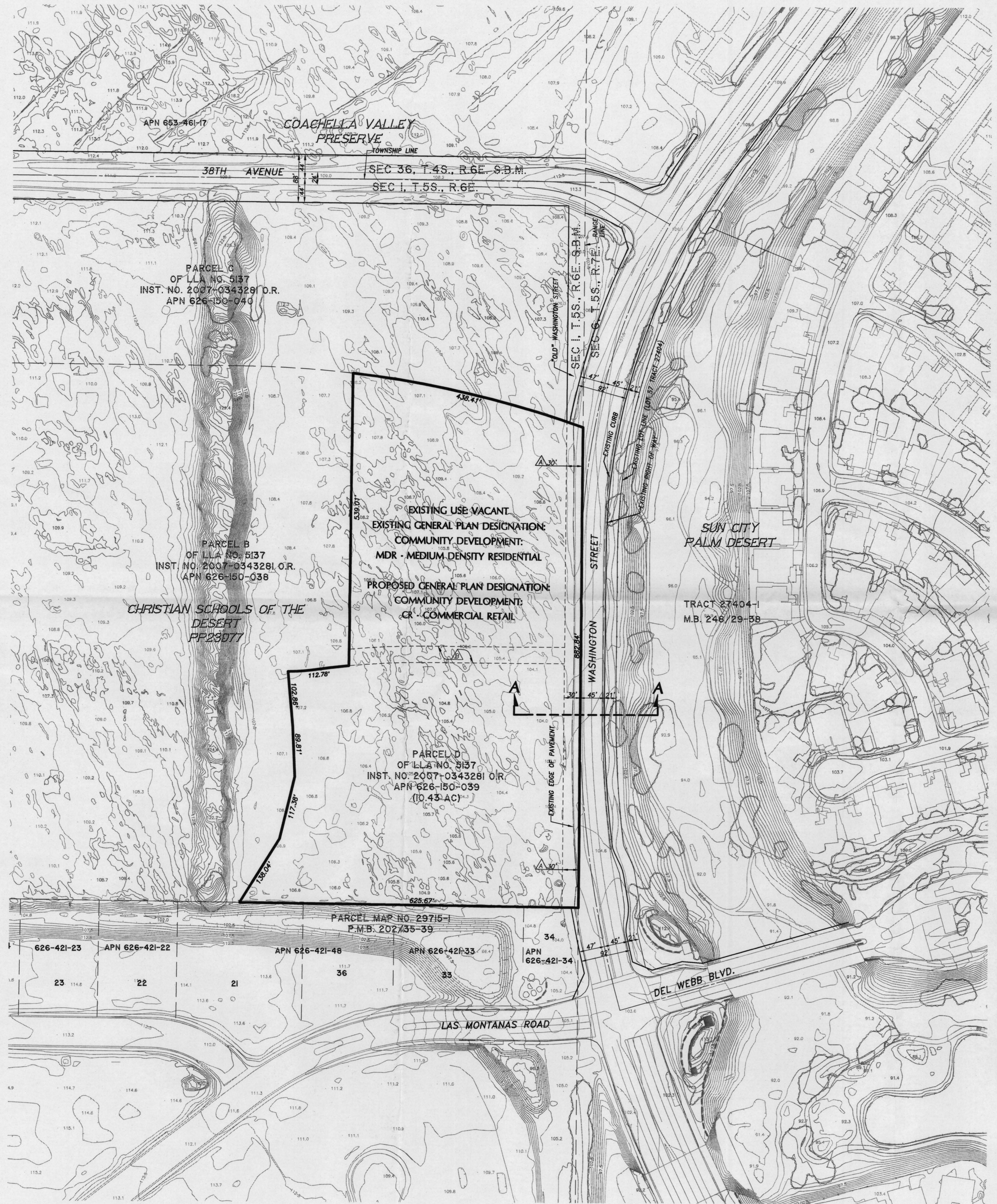
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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



WITNESS my hand and official seal.

Signature (Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



DATE 05/05/10  
W.O. 3550-2  
GROSS AREA 10.43 ACRES±  
CONTOUR INTERVAL 1'

MAP DATE IDENTIFIER	
DATE OF LATEST CHANGE TO THIS MAP	05/05/10 BY: LMB
DATE OF THIS PLOT	05/05/10

**APPLICANT:**  
**HOLT ARCHITECTS, INC.**  
70-225 HIGHWAY 111, SUITE D  
RANCHO MIRAGE, CA 92270  
PHONE: (760) 328-5280  
FAX: (760) 328-5281

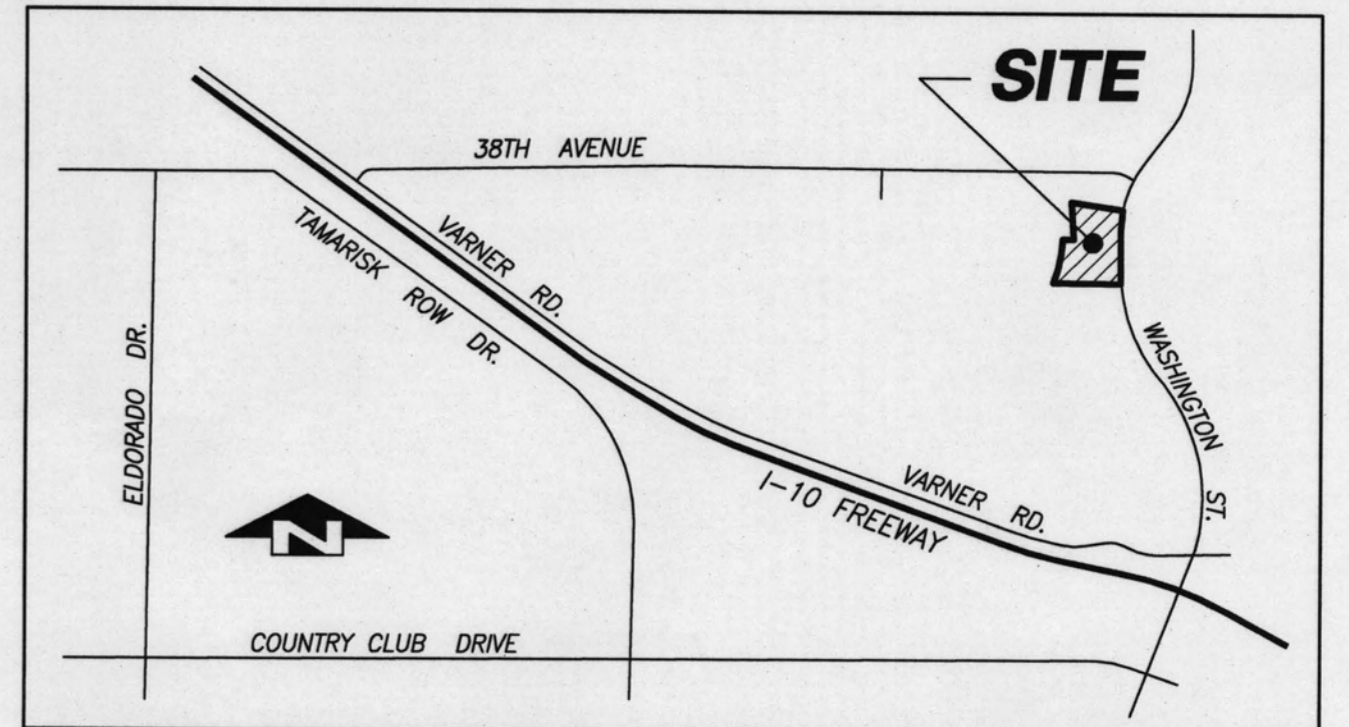
**OWNER:**  
**CHRISTIAN SCHOOLS OF THE DESERT**  
40-700 YUCCA LANE  
BERMUDA DUNES, CA, 92203  
PHONE: (760) 345-2848

**PREPARED BY:**  
**HUNSAKER & ASSOCIATES**  
**IRVINE, INC.**  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes ■ Irvine, CA 92618 ■ PH: (949) 583-1010 ■ FX: (949) 583-0759

**NOTES:**

- ASSESSOR PARCEL NUMBER: 626-150-039
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: COMMERCIAL
- EXISTING GENERAL PLAN LAND USE DESIGNATION: COMMUNITY DEVELOPMENT: (MDR) MEDIUM DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: COMMUNITY DEVELOPMENT: (CR) COMMERCIAL RETAIL
- EXISTING ZONING: (W-2-10) CONTROLLED DEVELOPMENT AREA
- WATER SERVICE PROVIDED BY COACHELLA VALLEY WATER DISTRICT (CVWD).
- SEWER SERVICE PROVIDED BY COACHELLA VALLEY WATER DISTRICT (CVWD).
- GAS SERVICE PROVIDED BY SOUTHERN CALIFORNIA GAS COMPANY.
- ELECTRIC SERVICE PROVIDED BY IMPERIAL IRRIGATION DISTRICT.
- TELEPHONE SERVICE PROVIDED BY VERIZON TELEPHONE COMPANY.
- CABLE SERVICE PROVIDED BY TIME WARNER CABLE.
- PROJECT SITE IS LOCATED WITHIN A MODERATE LIQUEFACTION SUSCEPTIBILITY AREA PER THE WESTERN COACHELLA VALLEY AREA PLAN SEISMIC HAZARDS MAP.
- THE PROJECT SITE IS LOCATED WITHIN DESERT SANDS UNIFIED SCHOOL DISTRICT.
- THE PROJECT SITE IS NOT LOCATED IN A COUNTY SERVICE AREA.
- THE PROJECT SITE IS NOT WITHIN AN ALQUIST PRIOLDO EARTHQUAKE FAULT ZONE.
- THE PROJECT SITE IS LOCATED WITHIN AN AREA OF 100-YEAR SHALLOW FLOODING (ZONE AO) WITH AN AVERAGE DEPTH OF INUNDATION BEING THREE (3) FEET, BUT NO FLOOD HAZARD FACTORS HAVE BEEN DETERMINED PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 060245-1625C DATED NOVEMBER 20, 1996.
- THE PROJECT SITE IS LOCATED IN SECTION 1, TOWNSHIP 5 SOUTH, RANGE 6 EAST PER U.S.G.S. MAP MYOMA QUADRANGLE.
- THOMAS BROS. MAPS: 2006: PAGE 819 - GRID E1 & F1
- THE PROJECT SITE IS LOCATED IN THE WHITWATER WATERSHED.
- PROJECT LIES WITHIN THE BOUNDARY OF THE THOUSAND PALMS COMMUNITY COUNCIL.

**VICINITY MAP**



**GENERAL PLAN AMENDMENT SUMMARY**

AMEND WESTERN COACHELLA VALLEY AREA PLAN FROM COMMUNITY DEVELOPMENT: MEDIUM DENSITY RESIDENTIAL TO COMMUNITY DEVELOPMENT: COMMERCIAL RETAIL FOR THE 10.43 ACRE PROJECT SITE.

**EASEMENT NOTES**

- EASEMENT FOR ROAD PURPOSES PER BK 557 / PG. 557 OR REC'D OCTOBER 27, 1942
- PROPOSED SEWER AND WATER EASEMENT PER PP23977

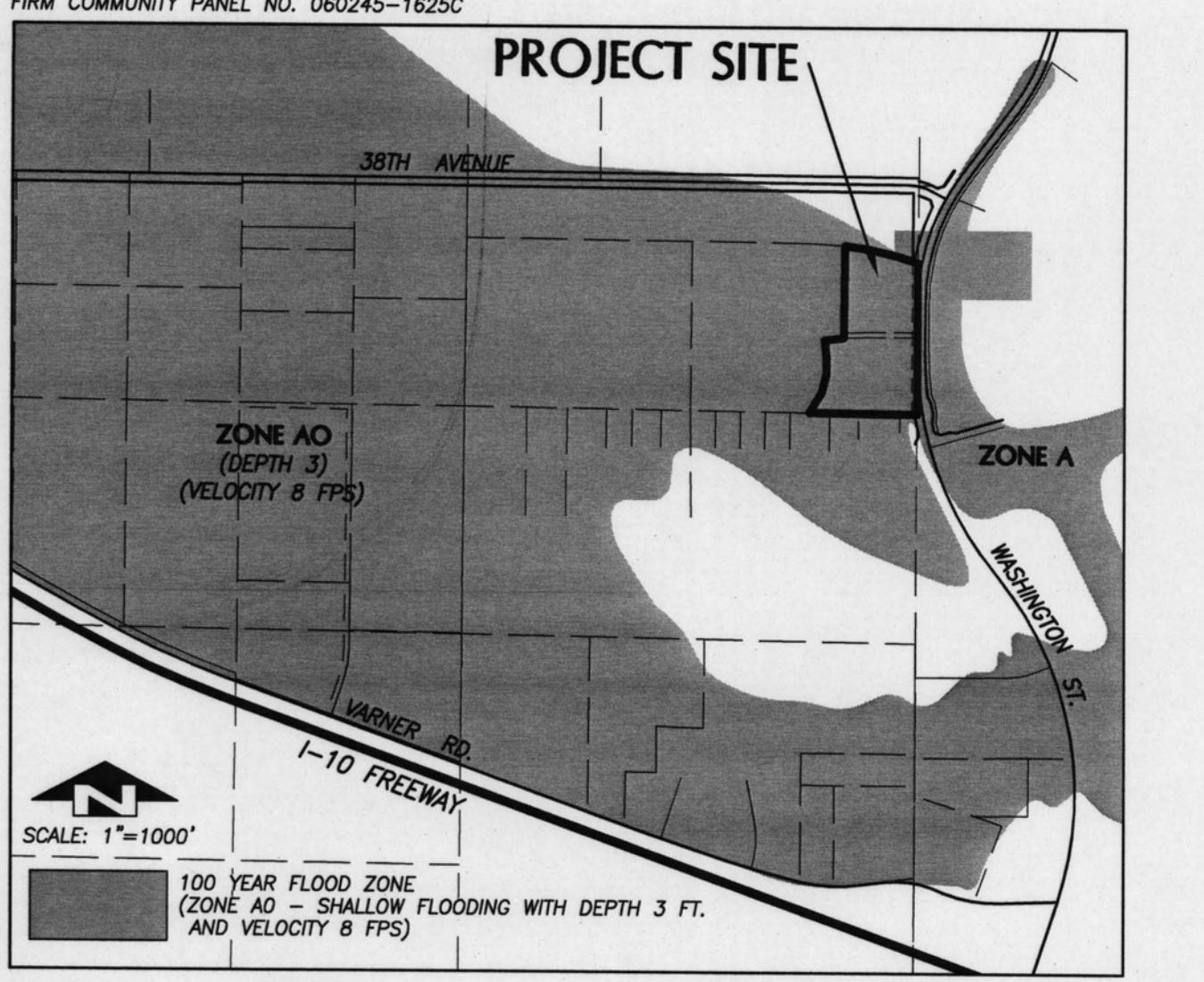
**LEGAL DESCRIPTION**

PARCEL D OF LOT LINE ADJUSTMENT NO. 05137, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS DESCRIBED IN A DOCUMENT RECORDED MAY 24, 2007 AS INSTRUMENT NO. 2007-0343281, OFFICIAL RECORDS OF SAID COUNTY.

**ACREAGE SUMMARY**

GROSS ACREAGE = 10.43 ACRES

**FLOOD ZONE DETAIL**



**GENERAL PLAN AMENDMENT SITE PLAN EXHIBIT**



Agenda Item No.: 3.2  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisorial District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1102  
Applicant: Hugo Ruiz  
Engineer/Rep.: Amir Engineering

J.O.  
KBB

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The applicant proposes to amend the General Plan from "Indian Lands" (IND) or "Areas Subject to Indian Jurisdiction" to "Agriculture" (AG) (10 AC Min.) on approximately 40 acres of land. The applicant's goal with this proposed general plan amendment is to create a future land division with two parcels and this proposed general plan initiation or GPIP is a first step before a possible future tentative parcel map can be submitted.

The project is located within Torres Martinez tribal land within the community of Oasis near the northwest portion of the Salton Sea, and more specifically located, northerly of 72<sup>nd</sup> Avenue, westerly of Pierce Street, and easterly of Filmore Street within the Lower Coachella Valley Zoning District.

### BACKGROUND:

A proposed General Plan Amendment (GPA) shall not be processed unless the Board of Supervisors (Board) adopts an order initiating proceedings for the proposed GPA. The Planning Director is required to prepare and submit to the Board a report and recommendation concerning initiation.

Before submitting his report and recommendation to the Board, the Planning Director must request comments on the proposed GPA from the Planning Commission (Commission) and must include the Commission's comments, if any, in his report. The Commission may make its comments in any form it deems appropriate. For example, the Commission may recommend that the Board adopt or decline to adopt an order initiating proceedings for the proposed GPA. A recommendation is not, however, required and the Commission may choose instead to simply identify its concerns regarding the proposed GPA. In addition to any comments the Commission may make as a group, the Planning Director will include the comments of individual Commission members in his report to the Board.

A noticed public hearing is not required for the Commission to comment on the initiation of a proposed GPA. Nor is such a hearing required for the Board to actually initiate or decline to initiate proceedings for the proposed GPA. The Planning Department did, however, notify the applicant by mail that the Commission would consider the initiation of this proposed GPA on this date, at this time and at this place.

After reviewing the Planning Director's report and recommendation, which as noted above, must include the Commission's comments, the Board may either adopt or decline to adopt an order initiating proceedings for the proposed GPA.

If the Board adopts an order initiating proceedings, the proposed GPA will thereafter be processed, reviewed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Commission and the Board. The adoption of an order initiating proceedings does not imply that the proposed GPA will be approved.

If the Board declines to adopt an order initiating proceedings, the proposed GPA shall not be processed.

**GENERAL PLAN AMENDMENT NO. 1102**

**PC Staff Report: September 15, 2010**

**Page 2 of 3**

---

The Board established the initiation procedures for proposed GPAs in Ordinance No. 348.4573 which was effective May 8, 2008. Proposed GPA No. 1102 is considered an Entitlement/Policy GPA as described in Section 2.4 of that ordinance.

Proposed General Plan Amendment No. 1102 is a stand-alone case. The applicant proposes to modify existing "Indian Lands" or "Areas Subject to Indian Jurisdiction" on the General Plan to "Agriculture" (10 Acres Minimum). The applicant wishes to file a future parcel map which this GPIP is a necessary first step which the applicant is proposing to create two parcels which consist of one 10.5 acre lot and one 30.5 acre lot. The 40 acre site contains a mobile home(s) with the majority of site being vacant with desert vegetation. Surrounding lots contain existing scattered single family homes, vacant properties, and field crops. The proposed GPIP from "Indian Lands" to "Agriculture" would maintain the rural nature of the area with the possibility of two future rural lots of 10.5 acres and 30.5 acres. The "Agriculture" designation would be compatible with this extensive rural area with limited improvements and existing access along Avenue 72. Domestic water is available to the site, but sewer lines are not in the immediate vicinity. The site may use existing and future septic systems due to rural lot sizes.

In further support of this proposed general plan initiation, staff reviewed the Torres Martinez Land Use Plan. According to this plan, the subject parcel is designated "Residential (R)", which would not preclude the potential for future residential development with the proposed "Agriculture" land use designation since "Agriculture" land allows one dwelling per 10 acres. If the site is changed to "Agriculture" as a result of this general plan initiation with future implementing project such as a tentative parcel map, the site could be changed to residential with subsequent general plan amendment and be subject to Torres Martinez tribal review. Should GPA 1102 be initiated, any future implementing plans for development would be routed to the Torres Martinez Tribe for review and comment.

For additional information, refer to the attached Worksheet for General Plan Amendment Initiation Consideration Analysis.

**SUMMARY OF FINDINGS:**

- |                                   |  |
|-----------------------------------|--|
| 1. Existing Land Use (Ex. #1):    | Mobile home(s) and vacant land                                 |
| 2. Surrounding Land Use (Ex. #1): | Crops, mobile homes, vacant land                               |
| 3. Existing Zoning (Ex. #2):      | Light Agriculture (A-1-10)                                     |
| 4. Surrounding Zoning (Ex. #2):   | Light Agriculture (A-1-10)                                     |
| 5. Riverside County General Plan  | "Indian Lands" (IND) or "Areas Subject to Indian Jurisdiction" |
| 6. Project Data:                  | Total Acreage: 40  |
| 7. Environmental Concerns:        | Not applicable at this time                                    |

**RECOMMENDATIONS:**

The Planning Director's recommendation is to **tentatively approve** to adopt an order initiating proceedings for General Plan Amendment No. 1102. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**INFORMATIONAL ITEMS:**

**GENERAL PLAN AMENDMENT NO. 1102**

**PC Staff Report: September 15, 2010**

**Page 3 of 3**

---

1. As of this writing (8/19/10), no letter in opposition or in favor of this project has been received.
2. The project site is not located within:
  - a. General Plan Policy Overlay Area
  - b. Redevelopment Area
  - c. Conservation Area
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. The boundaries of the Coachella Valley Water District.
  - c. The Coachella Valley MSHCP fee area.
  - d. Floodplain Management Area
4. The project site is currently designated as Assessor's Parcel Number 749-210-009.
5. This project was filed with the Planning Department on June 24, 2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total approximately \$5,000.00

**ENTITLEMENT / POLICY AMENDMENT**

**CYCLE: Quarterly**

Case No.   GPA No. 1102   Supervisorial District:   Fourth   Existing Zoning:   A-1-10  

Area Plan:   Eastern Coachella Valley  

Acreage:   40  

**EXISTING GENERAL PLAN DESIGNATIONS**

Existing General Plan Foundation:   Indian Lands (IND)  

Existing General Plan Land Use Designation:   Indian Lands (IND) or "Areas Subject to Indian Jurisdiction"  

Existing Policy Area(s) or Overlay(s):                           N/A                          

Existing Map(s) of Issue (cite GP figure # and page #):                           N/A                          

Existing Text of Issue (cite GP page #, plus policy #, if applicable):   N/A  

**PROPOSED GENERAL PLAN CHANGES** (For categories with no proposed change, write "N/A" on applicable line.)

Proposed General Plan Foundation:   Agriculture (AG)  

Proposed General Plan Land Use Designation:   Agriculture (AG)  

Proposed Change to Policy Area or Overlay:                           N/A                          

Proposed Change to Map (cite GP map name):                           N/A                          

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text):                           N/A

**CHECK LIST**

<b>Affected by</b>	<b>Yes</b>	<b>No</b>	<b>Comments</b>
Coachella Valley MSHCP Conservation Area		X	Within fee area
Western Riverside County MSHCP Cell		X	
Agricultural Preserve		X	Local importance prime farmland
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Subject to Floodplain Management Review
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile		X	
Liquefaction Potential; Subsidence	X		Moderate
High Fire Area		X	
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		Primary access from Avenue 72
Water / Sewer Issues	X		Connection to sewer is not required, septic proposed
City Sphere of Influence		X	
Proposed Annexation/ Incorporation Area		X	
Other Issues* (see below)		X	

**ENTITLEMENT/POLICY FINDINGS** (Check all that apply)

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?\*

Finding	Yes	No	Comment
The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.	X		The GPA responds to the increased need for potential single-family housing within the community which the change from Indian Lands to Agriculture land will accommodate by allowing a potential future residential parcel map to be filed which will maintain the rural character of the area with the potential for a 30 acre lot and 10 acre lot.
The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.	X		The proposed amendment does contribute to the purposes of the General Plan as it proposes improved residential development and maintains rural lot size with possible future land division.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.	X		The proposal supplies a need for higher densities and affordable housing within the community which the land is intended to be divided as the result of the general plan amendment for future housing which may increase as opposed to maintaining one 40 acre lot.
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.		X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.		X	
An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.		X	
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.		X	

**\* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.**

**STAFF COMMENTS:**

<b>Department</b>	<b>Comments</b>
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time



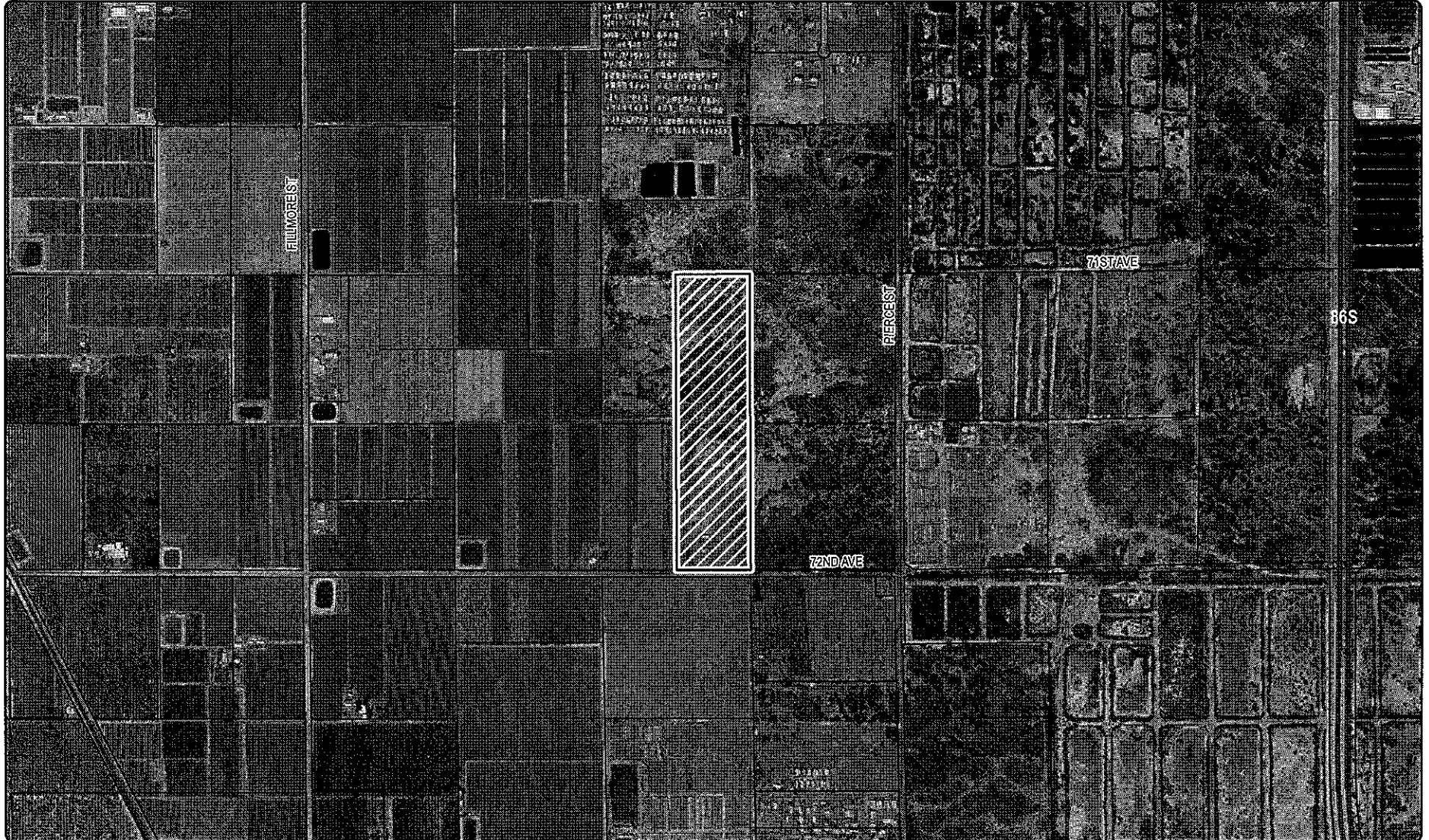
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01102

VICINITY/POLICY AREAS

Supervisor Benoit  
District: 4

Date Drawn: 8/04/10  
Vicinity Map



Zoning District: Lower Coachella Valley

Township/Range: T7SR8E

Section: 26

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>



Assessors Bk. Pg. 749-21  
Thomas Bros. Pg. 5652 A5  
Edition 2009



RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01102

LAND USE

Supervisor Benoit  
District: 4

Date Drawn: 8/04/10  
Exhibit 1

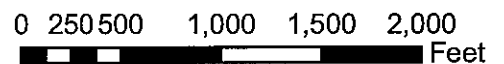


Zoning District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 26



Assessors Bk. Pg. 749-21  
Thomas Bros. Pg. 5652 A5  
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) 953-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.time.co.riverside.ca.us/index.html>

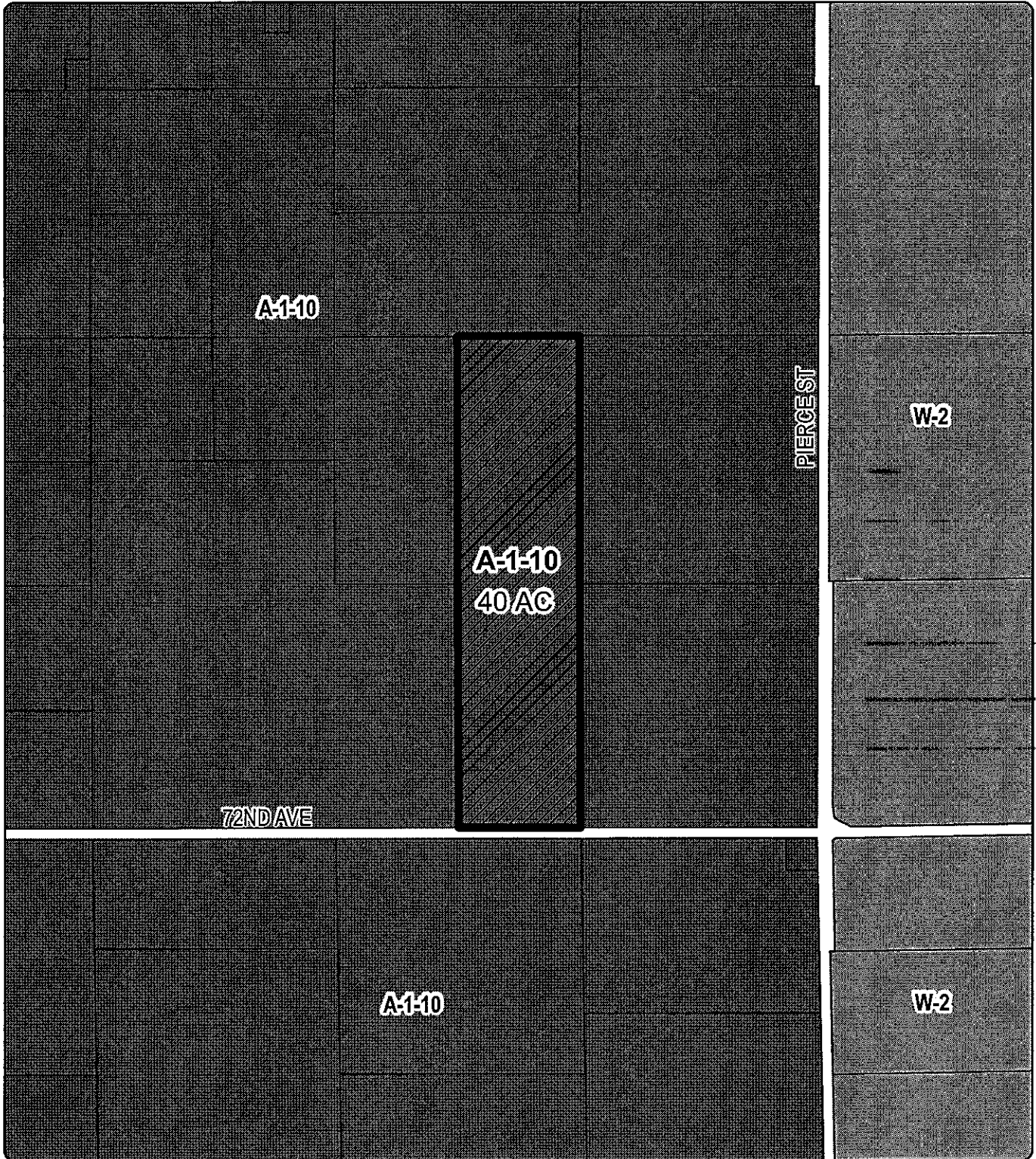


RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01102  
EXISTING ZONING

Supervisor Benoit  
District: 4

Date Drawn: 8/04/10  
Exhibit 2



Zoning District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 26

Assessors Bk. Pg. 749-21  
Thomas Bros. Pg. 5652 A5  
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>

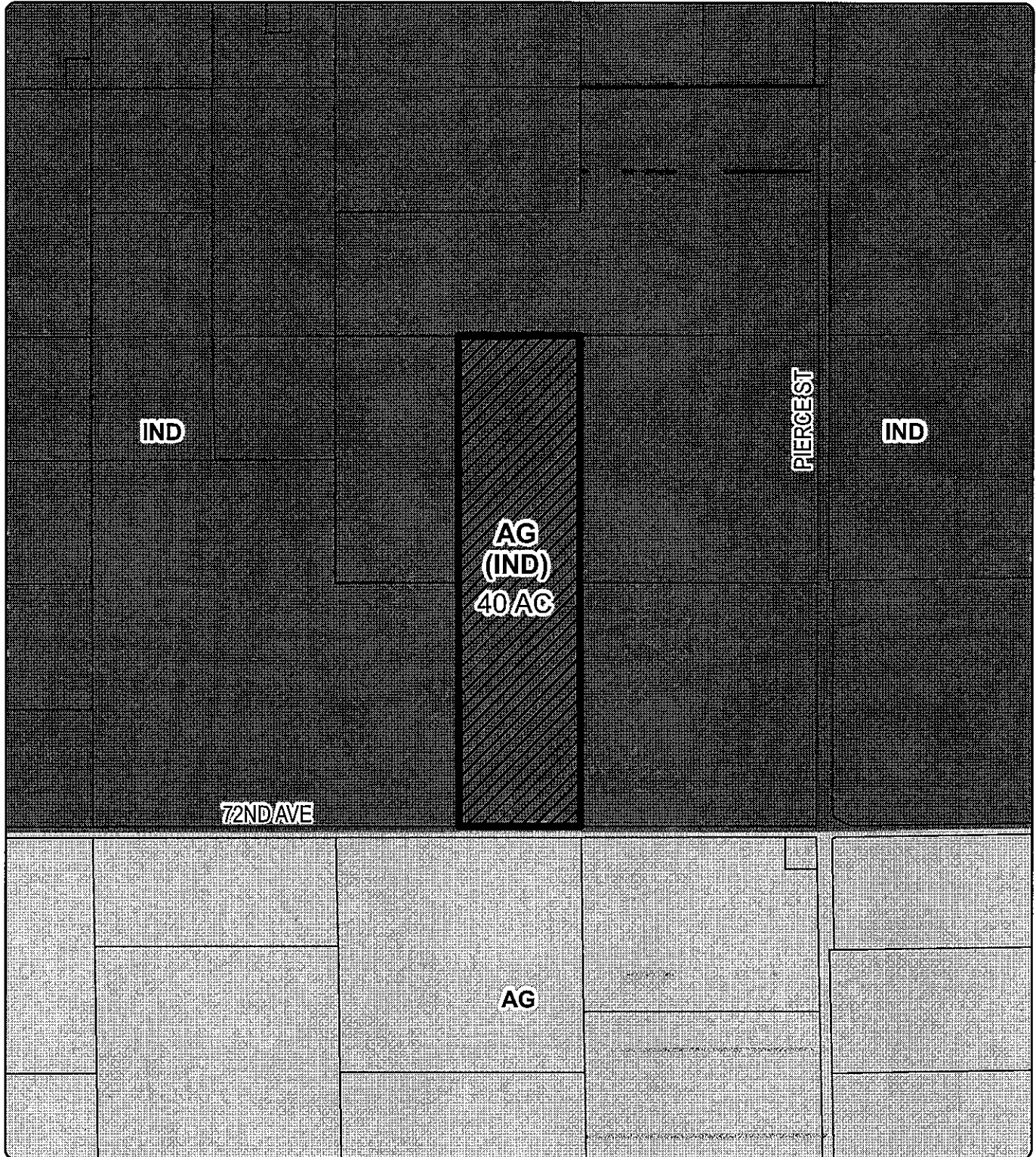
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01102

PROPOSED GENERAL PLAN

Supervisor Benoit  
District: 4

Date Drawn: 8/04/10  
Exhibit 5



Zoning District: Lower Coachella Valley  
Township/Range: T7SR8E  
Section: 26

Assessors Bk. Pg. 749-21  
Thomas Bros. Pg. 5652 A5  
Edition 2009

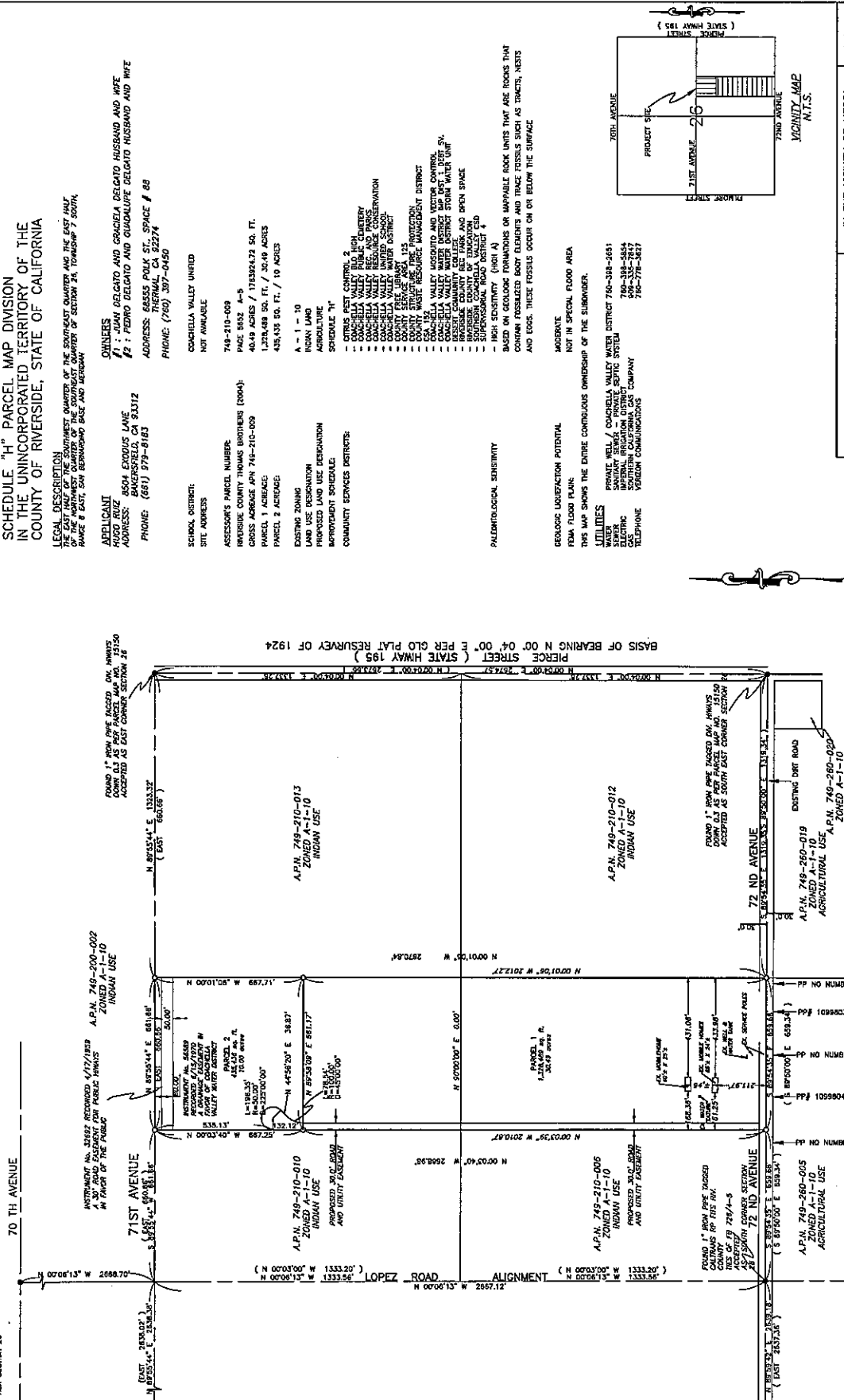


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.limg.co.riverside.ca.us/index.html>

# GENERAL PLAN AMENDMENT

NO.	AMENDMENT	DATE

FOUND 1" FROM REF. PEGGED TO BE 241.75 DOWN 0.3" ACCEPTED AS NORTH 1/4 CORNER SECTION 26



DECEMBER, 2008

**SCHEDULE "H" PARCEL MAP DIVISION  
IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**

**LEGAL DESCRIPTION**  
THE EAST HALF OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN

**APPLICANT**  
RUIZ  
ADDRESS: 6654 BORQUE LANE  
BARKERSVILLE, CA 92512  
PHONE: (661) 979-8183

**OWNERS**  
#1: JUAN DELGATO AND GRACIELA DELGATO HUSBAND AND WIFE  
#2: PEDRO DELGATO AND GIULIALIFE DELGATO HUSBAND AND WIFE  
ADDRESS: 6855 POLK ST., SPACE # 88  
THERMAL, CA 92574  
PHONE: (760) 397-0450

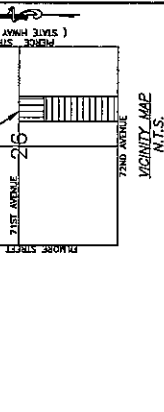
- SCHOOL DISTRICT:**  
NOT AVAILABLE
- ASSessor'S PARCEL NUMBER:**  
749-210-009
- ACROSS THE ROAD:**  
RIVERSIDE COUNTY THOMAS BROTHERS [DOWD]  
GROSS AREA: APM 749-210-009  
1,274,498 SQ. FT. / 30.49 ACRES  
PARCEL 2 ACRES: 438,138 SQ. FT. / 10 ACRES
- EXISTING ZONING:**  
INDIAN LAND
- PROPOSED ZONING:**  
AGRICULTURE
- IMPROVED LAND USE DESIGNATION:**  
SPRINKLE "T"
- COMMUNITY SERVICES DISTRICTS:**  
- CIVIC CENTER CONTROL 2  
- COACHELLA VALLEY PUBLIC UTILITY DISTRICT  
- COACHELLA VALLEY REGIONAL WATER DISTRICT  
- COACHELLA VALLEY REGIONAL WASTE REUSE AND RECYCLING DISTRICT  
- COACHELLA VALLEY UNIFIED SCHOOL DISTRICT  
- COUNTY FIRE DEPARTMENT DISTRICT  
- COUNTY STATE AND FIRE PROTECTION DISTRICT  
- COUNTY SUPERVISORIAL ROAD DISTRICT  
- COUNTY SUPERVISORIAL ROAD DISTRICT #1  
- COUNTY SUPERVISORIAL ROAD DISTRICT #2  
- COUNTY SUPERVISORIAL ROAD DISTRICT #3  
- COUNTY SUPERVISORIAL ROAD DISTRICT #4  
- COUNTY SUPERVISORIAL ROAD DISTRICT #5  
- COUNTY SUPERVISORIAL ROAD DISTRICT #6  
- COUNTY SUPERVISORIAL ROAD DISTRICT #7  
- COUNTY SUPERVISORIAL ROAD DISTRICT #8  
- COUNTY SUPERVISORIAL ROAD DISTRICT #9  
- COUNTY SUPERVISORIAL ROAD DISTRICT #10  
- COUNTY SUPERVISORIAL ROAD DISTRICT #11  
- COUNTY SUPERVISORIAL ROAD DISTRICT #12  
- COUNTY SUPERVISORIAL ROAD DISTRICT #13  
- COUNTY SUPERVISORIAL ROAD DISTRICT #14  
- COUNTY SUPERVISORIAL ROAD DISTRICT #15  
- COUNTY SUPERVISORIAL ROAD DISTRICT #16  
- COUNTY SUPERVISORIAL ROAD DISTRICT #17  
- COUNTY SUPERVISORIAL ROAD DISTRICT #18  
- COUNTY SUPERVISORIAL ROAD DISTRICT #19  
- COUNTY SUPERVISORIAL ROAD DISTRICT #20

**PALaeOnTOLoGICAL SENSITIVITY:**  
MODERATE

**GEOLoGIC ULTRAFACTIoN P0TENTIAL:**  
NOT IN SPECIAL FLOOD AREA

**FEMA FLOOD PLANE:**  
THIS MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBMITTER.

- UTILITIES:**  
SEWER: FRANKLIN RIVER / COACHELLA VALLEY WATER DISTRICT 760-394-1651  
ELECTRIC: IMPERIAL REGULATION DISTRICT 760-385-3654  
TELEPHONE: VERIZON COMMUNICATIONS COMPANY 760-778-3671
- WATER:**  
FRANKLIN RIVER / COACHELLA VALLEY WATER DISTRICT 760-394-1651  
SEWER: IMPERIAL REGULATION DISTRICT 760-385-3654  
ELECTRIC: VERIZON COMMUNICATIONS COMPANY 760-778-3671



IN THE VICINITY OF MECCA

GENERAL PLAN AMENDMENT

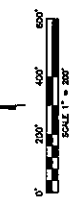
FOR

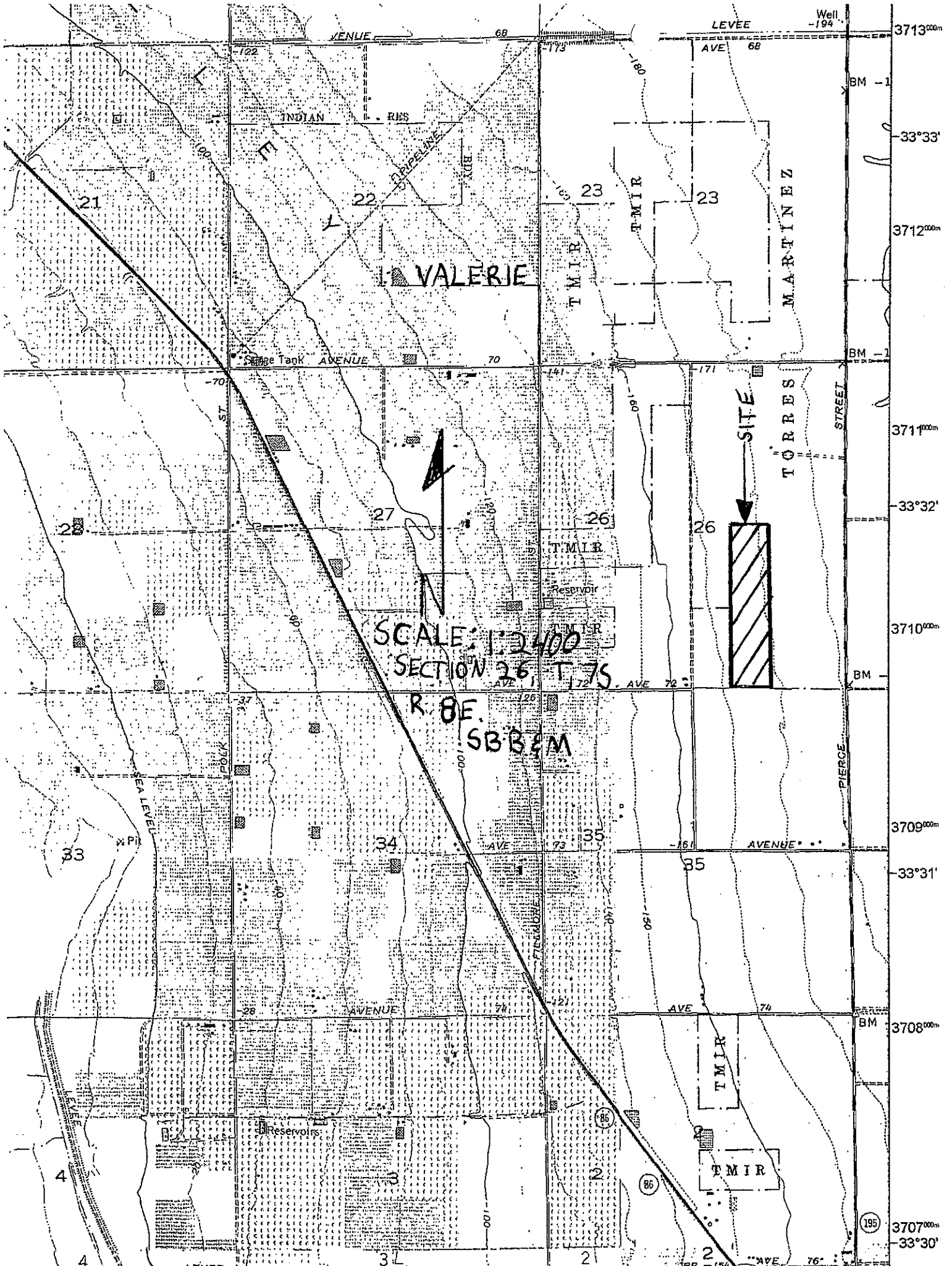
A.P.N. 749-210-009

SEC. 26, N. 7 S., R. 4 E., SBR54

**AMIR ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING  
186 LINDSEY BL. STE. A, PALM SPRINGS, CA 92262  
TEL: (760) 318-7424 FAX: (760) 318-7410

A.P.N. 749-210-009





SCALE: 1:2400  
SECTION 26, T. 7S

R. 8E. SBB&M

VALERIE

SITE



Well -194

3713<sup>00m</sup>

33°33'

3712<sup>00m</sup>

3711<sup>00m</sup>

33°32'

3710<sup>00m</sup>

3709<sup>00m</sup>

33°31'

3708<sup>00m</sup>

3707<sup>00m</sup>

33°30'

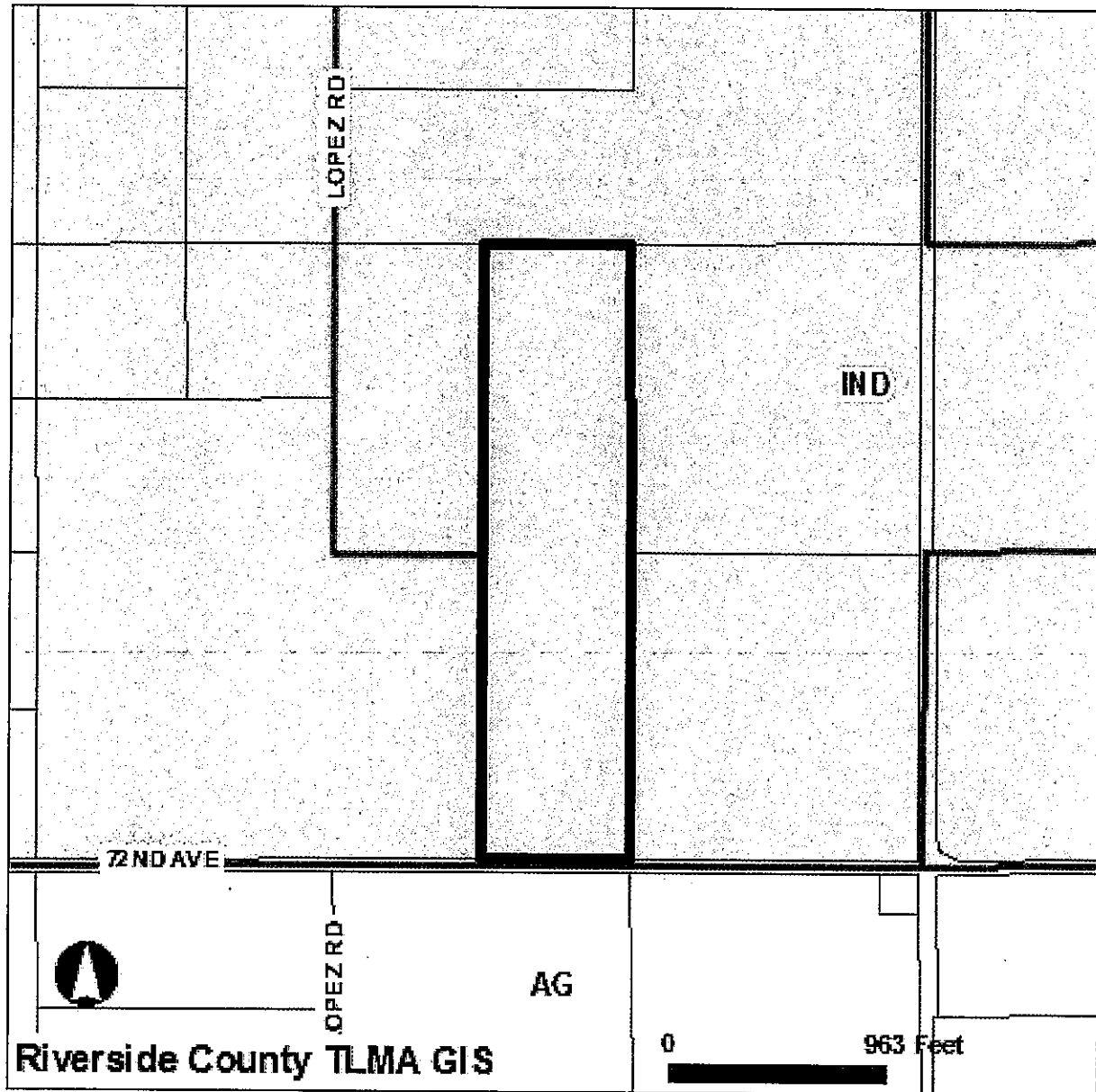


PIERCE ST

LOPEZ RD

2ND AVE

RIVERSIDE COUNTY GIS



Selected parcel(s):  
749-210-009

**\*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.

**STANDARD WITH PERMITS REPORT**

**APNs**  
749-210-009-0

**OWNER NAME / ADDRESS**

JUAN DELGADO  
GRACIELA DELGADO  
PEDRO DELGADO  
GUADALUPE DELGADO  
ADDRESS NOT AVAILABLE



**MAILING ADDRESS**

(SEE OWNER)  
P O BOX 150  
THERMAL CA. 92274

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION IS NOT AVAILABLE

**LOT SIZE**

RECORDED LOT SIZE IS 40 ACRES

**PROPERTY CHARACTERISTICS**

NO PROPERTY DESCRIPTION AVAILABLE

**THOMAS BROS. MAPS PAGE/GRID**

PAGE: 5652 GRID: A5, A6

**CITY BOUNDARY/SPHERE**

NOT WITHIN A CITY  
NOT WITHIN A CITY SPHERE  
NO ANNEXATION DATE AVAILABLE  
NO LAFCO CASE # AVAILABLE  
NO PROPOSALS

**MARCH JOINT POWERS AUTHORITY**

NOT IN THE JURISDICTION OF THE MARCH JOINT POWERS AUTHORITY

**INDIAN TRIBAL LAND**

TORRES-MARTINEZ TRIBAL LANDS

**SUPERVISORIAL DISTRICT (ORD. 813)**

JOHN BENOIT, DISTRICT 4

**TOWNSHIP/RANGE**

T7SR8E SEC 26

**ELEVATION RANGE**

-172/-176 FEET

**PREVIOUS APN**

NO DATA AVAILABLE

**PLANNING**

**LAND USE DESIGNATIONS**

Zoning not consistent with the General Plan.  
IND

**AREA PLAN (RCIP)**

EASTERN COACHELLA VALLEY

**GENERAL PLAN POLICY OVERLAYS**

NOT IN A GENERAL PLAN POLICY OVERLAY AREA

**GENERAL PLAN POLICY AREAS**

NONE

**ZONING CLASSIFICATIONS (ORD. 348)**

A-1-10

**ZONING DISTRICTS AND ZONING AREAS**

LOWER COACHELLA VALLEY DISTRICT

**ZONING OVERLAYS**

NOT IN A ZONING OVERLAY

**SPECIFIC PLANS**

NOT WITHIN A SPECIFIC PLAN

**AGRICULTURAL PRESERVE**

NOT IN AN AGRICULTURAL PRESERVE

NOT IN A REDEVELOPMENT AREA

**AIRPORT INFLUENCE AREAS**

NOT IN AN AIRPORT INFLUENCE AREA

**AIRPORT COMPATIBILITY ZONES**

NOT IN AN AIRPORT COMPATIBILITY ZONE

---

**ENVIRONMENTAL**

**CVMSHCP (COACHELLA VALLEY MULTI-SPECIES HABITAT CONSERVATION PLAN) CONSERVATION AREA**

NOT IN A CONSERVATION AREA

**CVMSHCP FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREAS**

NOT IN A FLUVIAL SAND TRANSPORT SPECIAL PROVISION AREA

**WRMSHCP (WESTERN RIVERSIDE COUNTY MULTI-SPECIES HABITAT CONSERVATION PLAN) CELL GROUP**

NOT IN A CELL GROUP

**WRMSHCP CELL NUMBER**

NOT IN A CELL

**HANS/ERP (HABITAT ACQUISITION AND NEGOTIATION STRATEGY/EXPEDITED REVIEW PROCESS)**

NONE

**VEGETATION (2005)**

NO DATA AVAILABLE

---

**FIRE**

**HIGH FIRE AREA (ORD. 787)**

NOT IN A HIGH FIRE AREA

**FIRE RESPONSIBILITY AREA**

NOT IN A FIRE RESPONSIBILITY AREA

---

**DEVELOPMENT FEES**

**CVMSHCP FEE AREA (ORD. 875)**

WITHIN THE COACHELLA VALLEY MSHCP FEE AREA

**WRMSHCP FEE AREA (ORD. 810)**

NOT WITHIN THE WESTERN RIVERSIDE COUNTY MSHCP FEE AREA

**ROAD & BRIDGE DISTRICT**

NOT IN A DISTRICT

**EASTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 673)**

IN OR PARTIALLY WITHIN A TUMF FEE AREA. SEE MAP FOR MORE INFORMATION.

In EAST

**WESTERN TUMF (TRANSPORTATION UNIFORM MITIGATION FEE ORD. 824)**

NOT WITHIN THE WESTERN TUMF FEE AREA

**DIF (DEVELOPMENT IMPACT FEE AREA ORD. 659)**

EASTERN COACHELLA VALLEY

**SKR FEE AREA (STEPHEN'S KANGAROO RAT ORD. 663.10)**

NOT WITHIN AN SKR FEE AREA.

**DEVELOPMENT AGREEMENTS**

NOT IN A DEVELOPMENT AGREEMENT AREA

---

**TRANSPORTATION**

**CIRCULATION ELEMENT ULTIMATE RIGHT-OF-WAY**

IN OR PARTIALLY WITHIN A CIRCULATION ELEMENT RIGHT-OF-WAY. SEE MAP FOR MORE INFORMATION. CONTACT MAJEED FARSHED AT (760)863-8267 FOR INFORMATION REGARDING THIS PARCEL IF IT IS IN AN UNINCORPORATED AREA.

**ROAD BOOK PAGE**

234

**TRANSPORTATION AGREEMENTS**

NOT IN A TRANSPORTATION AGREEMENT

**CETAP (COMMUNITY AND ENVIRONMENTAL TRANSPORTATION ACCEPTABILITY PROCESS) CORRIDORS**

NOT IN A CETAP CORRIDOR.

---

**HYDROLOGY****FLOOD PLAIN REVIEW**

FLOOD PLAIN MANAGEMENT REVIEW IS REQUIRED. CONTACT THE FLOOD PLAIN MANAGEMENT SECTION AT (760) 398-2651 EXT 2288 FOR INFORMATION.

**WATER DISTRICT**

CVWD

**FLOOD CONTROL DISTRICT**

COACHELLA VALLEY WATER DISTRICT

**WATERSHED**

WHITEWATER

---

**GEOLOGIC****FAULT ZONE**

NOT IN A FAULT ZONE

**FAULTS**

NOT WITHIN A 1/2 MILE OF A FAULT

**LIQUEFACTION POTENTIAL**

MODERATE

**SUBSIDENCE**

ACTIVE

**PALEONTOLOGICAL SENSITIVITY**

HIGH SENSITIVITY (HIGH A).

BASED ON GEOLOGIC FORMATIONS OR MAPPABLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS, AND TRACE FOSSILS SUCH AS TRACKS, NESTS AND EGGS. THESE FOSSILS OCCUR ON OR BELOW THE SURFACE.

---

**MISCELLANEOUS****SCHOOL DISTRICT**

COACHELLA VALLEY UNIFIED

**COMMUNITIES**

OASIS

**COUNTY SERVICE AREA**

IN OR PARTIALLY WITHIN

THERMAL #125 -

STREET LIGHTING

**LIGHTING (ORD. 655)**

ZONE B, 44.62 MILES FROM MT. PALOMAR OBSERVATORY

**2000 CENSUS TRACT**

045605

**FARMLAND**

LOCAL IMPORTANCE

PRIME FARMLAND

058-044

- CITRUS PEST CONTROL 2
- COACHELLA VAL JT BLO HIGH
- COACHELLA VALLEY PUBLIC CEMETERY
- COACHELLA VALLEY REC AND PARK
- COACHELLA VALLEY RESOURCE CONSER
- COACHELLA VALLEY UNIFIED SCHOOL
- COACHELLA VALLEY WATER DISTRICT
- COUNTY FREE LIBRARY
- COUNTY SERVICE AREA 125 \*
- COUNTY STRUCTURE FIRE PROTECTION
- COUNTY WASTE RESOURCE MGMT DIST
- CSA 152
- CV MOSQ & VECTOR CONTROL
- CVWD IMP DIST 1 DEBT SV
- CVWD STORM WTR UNIT
- DESERT COMMUNITY COLLEGE
- GENERAL
- GENERAL PURPOSE
- RIV CO REG PARK & OPEN SPACE
- RIV. CO. OFFICE OF EDUCATION
- SO COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT 4

**SPECIAL NOTES**

PLEASE REFER TO ORDINANCE 457.96 FOR COACHELLA VALLEY AGRICULTURAL GRADING EXEMPTIONS.

**CODE COMPLAINTS**

NO CODE COMPLAINTS

**BUILDING PERMITS**

Case #	Description	Status
BEL060607	ELECTRIC TO WELL ONLY	FINAL

**ENVIRONMENTAL HEALTH PERMITS**

Case #	Description	Status
EHW060341	NOT AVAILABLE	APPLIED
EHW060277	NOT AVAILABLE	APPLIED

**PLANNING PERMITS**

REPORT PRINTED ON...Thu Jun 24 13:51:57 2010  
Version 100412

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

**APPLICATION FOR AMENDMENT TO THE  
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA01102 DATE SUBMITTED: 6/24/10

I. GENERAL INFORMATION EA 42342  
CF 605704 (CC 00 6018)

**APPLICATION INFORMATION**

Applicant's Name: HUGO RUIZ E-Mail: hruiz@sunpacific.com

Mailing Address: 8504 EXODUS LANE  
BAKERSFIELD Street CA 93312  
City State ZIP

Daytime Phone No: ( 661 ) 979-8183 Fax No: ( )

Engineer/Representative's Name: AMIR FAYAZRAD E-Mail: amirengr@aol.com

Mailing Address: 160 LURING DRIVE SUITE A  
PALM SPRINGS Street CA 92262  
City State ZIP

Daytime Phone No: ( 760 ) 318-7424 Fax No: ( 760 ) 318-7410

Property Owner's Name: HUGO RUIZ E-Mail: hruiz@sunpacific.com

Mailing Address: 8504 EXODUS LANE  
BAKERSFIELD Street CA 93312  
City State ZIP

Daytime Phone No: ( 661 ) 979-8183 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.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

HUGO RUIZ Naemi Ruiz [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.

X Pedra Delgado [Signature]  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
Maria G. Delgado [Signature]  
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 749-210-009  
Section: 26 Township: 7 SOUTH Range: 8 EAST  
Approximate Gross Acreage: 40.49 AC  
General location (nearby or cross streets): North of AVE. 71, South of AVE. 72, East of PIERCE, West of FILLMORE

**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Thomas Brothers map, edition year, page number, and coordinates: 2006, PAGE 5652, GRID A5

Existing Zoning Classification(s): A-1-10

Existing Land Use Designation(s): INDIAN LAND

Proposal (describe the details of the proposed general plan amendment):

PARCEL MAP, BREAKING THE 40.49 AC TO TWO PARCELS. PARCEL 1 WILL BE 30.49AC, PARCEL 2 WILL BE 10 AC. - EASTERN COACHELLA VALLEY PLAN FROM INDIAN LANDS TO AGRICULTURE; AGRICULTURE.

Related cases filed in conjunction with this request:

N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes  No

Case Nos. \_\_\_\_\_

E.A. Nos. (if known) \_\_\_\_\_ E.I.R. Nos. (if applicable): \_\_\_\_\_

Name of Company or District serving the area the project site is located (if none, write "none.")	Are facilities/services available at the project site?		
		Yes	No
Electric Company	IMPERIAL IRRIGATION DISTRICT	<input type="checkbox"/>	<input type="checkbox"/>
Gas Company	SOUTHERN CALIFORNIA GAS COMPANY	<input type="checkbox"/>	<input type="checkbox"/>
Telephone Company	VERIZON COMMUNICATIONS	<input type="checkbox"/>	<input type="checkbox"/>
Water Company/District	PRIVATE WELL	<input type="checkbox"/>	<input type="checkbox"/>
Sewer District	PRIVATE SEPTIC SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>

Is water service available at the project site: Yes  No

If "No," how far away are the nearest available water line(s)? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) \_\_\_\_\_

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

Is the project site located within 8.5 miles of March Air Reserve Base? Yes  No

Record  
First A

NO COR FILED 469637

RECORDING REQUESTED BY  
FIRST AMERICAN TITLE  
AND WHEN RECORDED MAIL TO:  
JUAN DELGADO  
GRACIELA DELGADO  
PEDRO DELGADO

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

DEC 23 1997

Recorded in Official Records  
of Riverside County, California  
Recorder

Page 1 of 1

A.P.N.: 749-210-009 TRA #: 668-044

Order No.: 2077192

Escrow No.: 2-24165

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$  
computed on full value of property conveyed, or  
computed on full value less value of liens or encumbrances remaining at time of sale,  
unincorporated area; [ ] City of , and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
JUAN DELGADO AND GRACIELA DELGADO, HUSBAND AND WIFE, AND PEDRO DELGADO, A MARRIED  
MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to JUAN DELGADO and GRACIELA DELGADO, Husband and Wife and PEDRO DELGADO  
and GUADALUPE DELGADO, husband and wife ALL AS JOINT TENANTS

the following described property in the City of , County of Riverside State of California;

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF  
OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH,  
RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN.

Dated: December 16, 1997

*Juan Delgado*  
\_\_\_\_\_  
Juan Delgado

*Graciela Delgado*  
\_\_\_\_\_  
Graciela Delgado

*Pedro Delgado*  
\_\_\_\_\_  
Pedro Delgado

GRANT DEED CONTINUED ON NEXT PAGE

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



STATE OF CALIFORNIA )  
COUNTY OF *Riverside* ) 35

On 12/16/97 before me, the undersigned, a Notary Public in and for said County and State, personally appeared JUAN DELGADO, GRACIELA DELGADO AND PEDRO DELGADO

\_\_\_\_\_ personally known to me (or 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.

WITNESS my hand and official seal.

*Peggy Baumgardner*  
NOTARY PUBLIC *Peggy Baumgardner*



STATE OF CALIFORNIA )  
COUNTY OF ) 35

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_

\_\_\_\_\_ personally known to me (or 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.

WITNESS my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:**

Title or Type of Document:  
Date of Document:  
Other Signer(s) than Named Above:

# GENERAL PLAN AMENDMENT

NO.		DATE

FOUND 3/4" IRON PIPE TAGGED RCE 24176  
DOWN 0.3' ACCEPTED AS NORTH 1/4 CORNER SECTION 26

DECEMBER, 2008.

SCHEDULE "H" PARCEL MAP DIVISION  
IN THE UNINCORPORATED TERRITORY OF THE  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**LEGAL DESCRIPTION**

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 7 SOUTH, RANGE 8 EAST, SAN BERNARDINO BASE AND MERIDIAN

**APPLICANT**

HUGO RUIZ  
ADDRESS: 8504 EXODUS LANE  
BAKERSFIELD, CA 93312  
PHONE: (861) 979-8183

**OWNERS**

#1: JUAN DELGATO AND BRUNELA DELGATO HUSBAND AND WIFE  
#2: PEDRO DELGATO AND GUERRIER DELGATO, ROSANNE AND WIFE  
ADDRESS: 6885 POLK ST., SPARKS & CO  
THERMAL, CA 92274  
PHONE: (768) 397-0490

**SCHOOL DISTRICT:**

COACHELLA VALLEY UNIFIED

**ASSESSOR'S PARCEL NUMBER:**

RIVERSIDE COUNTY THOMAS BROTHERS (2004)  
GROSS ACREAGE APN 749-210-009  
PARCEL 1 ACREAGE:  
PARCEL 2 ACREAGE:

749-210-009  
PAGE 5852 5853  
49.49 ACRES / 4709884 SQ. FT.  
1,326,489 SQ. FT. / 30.49 ACRES  
435,436 SQ. FT. / 10 ACRES

**EXISTING ZONING**

INDIAN LAND  
PROPOSED LAND USE DESIGNATION  
IMPROVEMENT SCHEDULE:

A-1-10

INDIAN LAND  
AGRICULTURE  
SCHEDULE "H"

**COMMUNITY SERVICES DISTRICTS:**

- CIVRUS PEST CONTROL
- COACHELLA VALLEY BLO-HIGH
- COACHELLA VALLEY BLO-GENERAL
- COACHELLA VALLEY BLO-INDIAN
- COACHELLA VALLEY BLO-INDIAN
- COACHELLA VALLEY BLO-INDIAN
- COACHELLA VALLEY BLO-INDIAN
- COUNTY TREE LIBRARY
- COUNTY STRUCTURE
- COUNTY WASTE RESOURCE RECOVERY DISTRICT
- CSA 152
- COACHELLA VALLEY MOODORO AND PEST CONTROL
- COACHELLA VALLEY WATER DISTRICT
- DESERT COMMUNITY
- RIVERSIDE COUNTY FIRE AND OTHER SERVICES
- RIVERSIDE COUNTY OF EDUCATION
- SOUTHERN COACHELLA VALLEY CSD
- SUPERVISORIAL ROAD DISTRICT #2

**PALEONTOLOGICAL SENSITIVITY**

MODERATE  
NOT IN SPECIAL FLOOD AREA  
BASED ON GEOLOGIC FORMATIONS ON SANDHOLE ROCK UNITS THAT ARE ROCKS THAT CONTAIN FOSSILIZED BODY ELEMENTS AND TRADE FOSSELS SUCH AS TRACTS, NESTS AND EGGS. THESE FOSSELS OCCUR ON OR BELOW THE SURFACE

**GEOLOGIC LIQUEFACTION POTENTIAL**

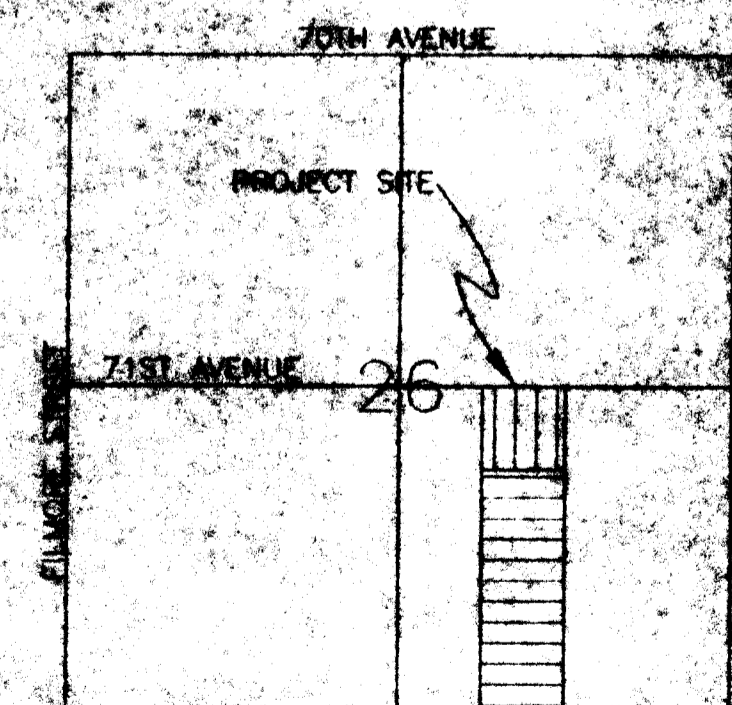
MODERATE  
NOT IN SPECIAL FLOOD AREA

**FEMA FLOOD PLAIN:**

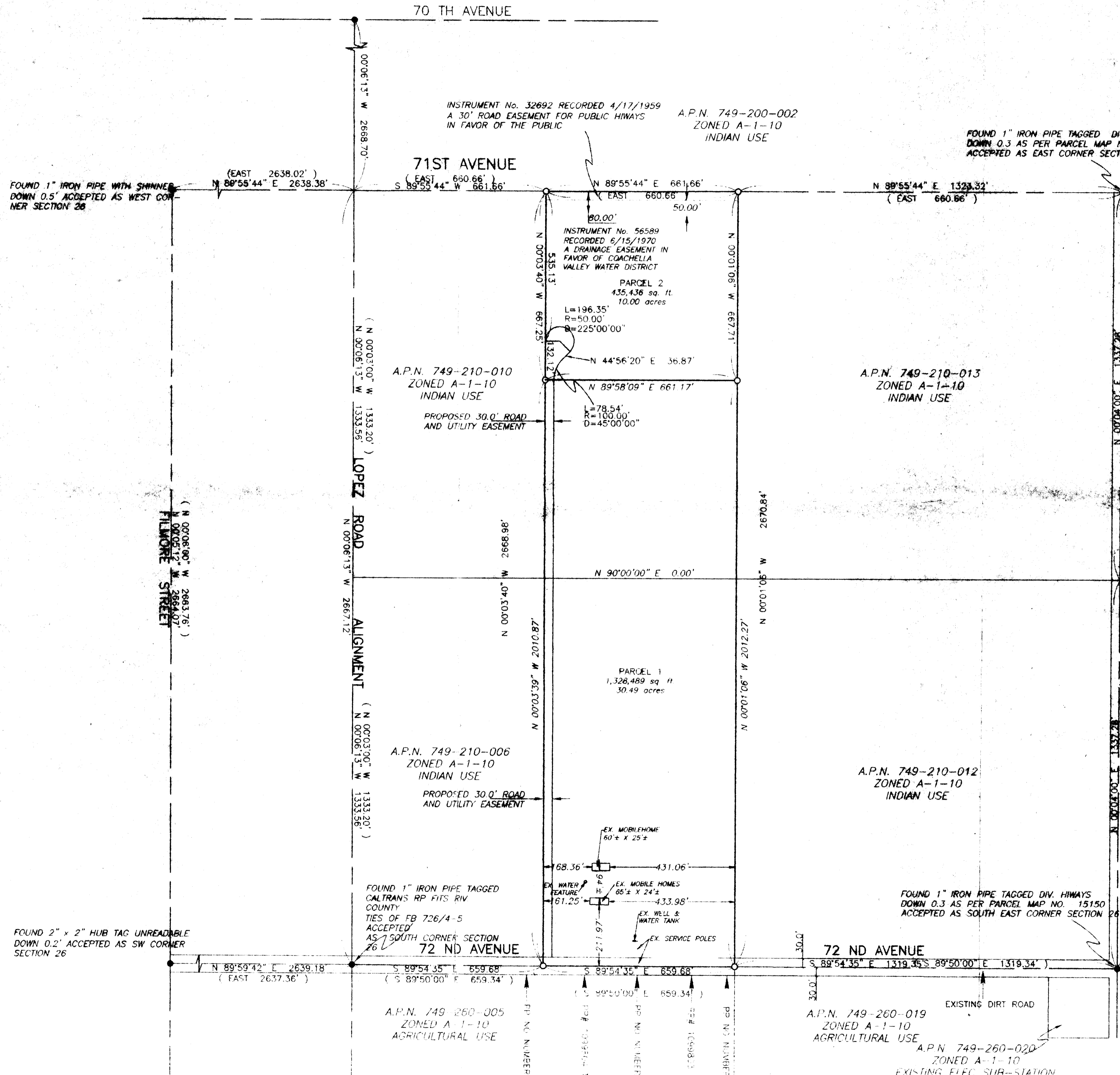
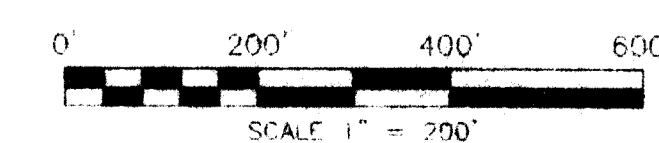
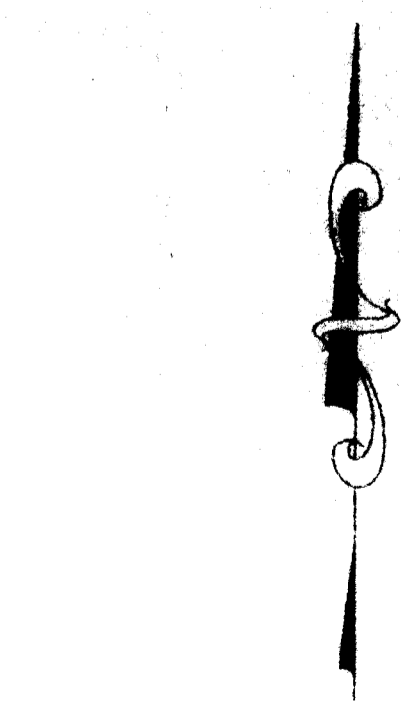
THIS MAP SHOWS THE ENTIRE CONTIGUOUS OWNERSHIP OF THE SUBDIVIDER

**UTILITIES**

- WATER PRIVATE WELL / COACHELLA VALLEY WATER DISTRICT 760-390-2661
- SEWER SANITARY SEWER - PRIVATE SEPTIC SYSTEM 760-388-5834
- ELECTRIC IMPERIAL IRRIGATION DISTRICT 909-335-7847
- GAS SOUTHERN CALIFORNIA GAS COMPANY 760-776-3827
- TELEPHONE VERIZON COMMUNICATIONS



PIERCE STREET (STATE HIGHWAY 195)  
BASIS OF BEARING N 00° 04' 00" E PER GLO. PLAT RESURVEY OF 1924



**AMIR ENGINEERING**  
CIVIL ENGINEERING • LAND SURVEYING  
160 LURING DR., STE. A. PALM SPRINGS, CA 92262  
PH. (760) 318-7424 FAX (760) 318-7410

IN THE VICINITY OF MECCA  
GENERAL PLAN AMENDMENT  
FOR  
A.P.N.: 749-210-009  
SEC. 26, T. 7 S., R. 8 E., SBB&M

SHEET 1  
OF  
1 SHEET  
JOB No.

Agenda Item No.: 3.3  
Area Plan: Highgrove  
Zoning District: University  
Supervisorial District: Fifth  
Project Planner: Matt Straite  
Planning Commission: September 15, 2010

GENERAL PLAN AMENDMENT NO. 1105  
(Entitlement/Policy Amendment)  
FAST TRACK NO. FTA-2010-10  
Applicant: Workforce Homebuilders, LLC  
Engineer/Representative: William  
Hezmalhalch

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**General Plan Amendment No. 1105** proposes to amend the Riverside County General Plan Land Use Element for the subject property from Community Development: Medium Density Residential (CD: MDR) (2-5 DU/AC) Land Use Designation to Community Development: High Density Residential Land Use Designation (CD: HDR) (8-14 DU/AC.) to accommodate a future 89 unit affordable EDA sponsored rental housing facility (apartment complex) on a 6.71 acre site.

To meet low income housing needs the Economic Development Agency has granted Fast Track Authority to the project, allowing the applicant the flexibility they need to meet State deadlines.

The proposed Amendment is located in the Highgrove Area Plan; more specifically, the project is located southerly of Center Street and westerly of Michigan Avenue.

### BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.

VL

**GENERAL PLAN ADMINISTRATIVE ELEMENT FINDINGS:**

In order to support the initiation of a proposed General Plan Amendment it must be established that the proposal could possibly satisfy certain required findings subject to the development review process and final CEQA determination. The Administration Element of the General Plan explains that there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings that must be made by the Board of Supervisors at a noticed public hearing.

General Plan Amendment No. 1105 falls into the Entitlement/Policy category, because it is changing within the same Foundation-Component, Community Development.

The Administration Element of the General Plan explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a. The proposed change does not involve a change in or conflict with:
  - (1) The Riverside County Vision;
  - (2) Any General Plan Principle; or,
  - (3) Any Foundation Component designation in the General Plan.
- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The additional findings, only one of which need be made include:

- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d. A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e. An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g. An amendment is required to address changes in public ownership of land or land not under Board of Supervisors' land use authority.

**Consideration Analysis:**

**First Required Finding:** The first required finding explains that the proposed Amendment must 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.

A. The proposed Amendment does not conflict with:

(1) The Riverside County Vision. It is reasonable to assume that a High Density Residential land use designation for parcels in question will achieve the future vision of the General Plan. It is possible to make this finding.

(2) Any General Plan Principle. Given staff's review it is possible that the proposed designation could satisfy each of the General Plan Principals and Policies; including Highgrove Area Plan Policy HAP 2.3 which requires that two additional findings be made if more intense land uses are proposed:

- a. That the existing level of public facilities and services available to serve the project are adequate for the more intense land use, or there is a reasonable assurance that an adequate level of services will be available in the near future. A library is currently under construction on the project site. Additionally, park facilities exist across the street from the site, and the adjacent Gage Canal will provide opportunities for additional trail recreational features that will like to neighboring open space areas. This finding can be made.
- b. The proposed land use designation shall be compatible with surrounding land uses and land use designations, and will not create future land use incompatibilities. The project will be near a number of public amenities and will not conflict with surrounding land uses or densities. This finding can be made partly because the library is already under construction on the site.

Additionally, Highgrove Policies HAP 5.1 through 5.7 outline very specific requirements for any proposed land use change that will increase intensity. These policies specifically require enhanced residential amenities, sewer infrastructure and buffers to rural development. All such requirements would be implemented through subsequent development applications; however, it is reasonable to assume that the proposed General Plan Amendment could accommodate such amenities, sewer service and buffers to satisfy these specific requirements.

(3) Any Foundation Component designation in the General Plan. The project designation would be within the same Foundation. Thus, the proposed Amendment is consistent with the Community Development Foundation.

**Second Required Finding:** The second required finding explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, not be detrimental to them. The Housing Element of the General Plan recognizes that "housing policies must be responsive to the special housing needs of persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter." The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two required findings, the General Plan indicates that an additional finding, from a list of five, must also be made. The appropriate additional finding for the proposed Amendment is "Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan." As previously stated, the proposed Amendment can meet the housing goals of the Riverside County Vision by accommodating the anticipated maturation in the community

and by providing special housing needs to persons who cannot afford market-rate housing, such as those of persons with disabilities, elderly, large families, farm workers, and families with female heads of households. Plot Plan 23256, located at the northwest corner of Spring Street and Garfield Avenue, was approved February 19, 2009, for 11 warehouse and office buildings ranging in size from 6,112 square feet to 67,432 square feet. The northwest corner of Spring Street and Garfield Avenue is westerly of the location for this proposed general plan amendment. The High Density Residential (8-14 Dwelling Units Per Acre) could help meet future housing needs for employees of this warehouse and office complex. Additionally the County Economic Development department is currently constructing a library on the same parcel as the proposed land use change. This was not anticipated in the 2003 General Plan. Placing higher density housing close to such amenities is encouraged by the General Plan. This finding can be made for the proposed Amendment.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing Land Use (Ex. #1):                 | Vacant Land   |
| 2. Surrounding Land Use (Ex. #1):              | Elementary school to the west, Single Family Residences to the north and east, and Vacant Land to the south.  |
| 3. Existing Zoning (Ex. #2):                   | One Family Dwelling (R-1)   |
| 4. Surrounding Zoning (Ex. #2):                | One Family Dwelling (R-1) to the north, east and south, and west.   |
| 5. General Plan Land Use (Ex. #6):             | Existing: Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre)<br>Proposed: Community Development: High Density Residential (CD: HDR) (8-14 Dwelling Units per Acre)       |
| 6. Surrounding General Plan Land Use (Ex. #6): | Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the west and south, Community Development: Low Density Residential (LDR) (1/2 Acre Minimum) to the east and north. |
| 7. Project Data:                               | Total Acreage: 6.71 Acres Gross (which represents only a portion of the current parcel).  |

**RECOMMENDATIONS:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 01105 as modified by staff from Medium Density Residential (MDR) to High Density Residential (HDR) and Public Facilities (PF) as illustrated on Exhibit 7. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. An Agriculture Preserve;
  - c. A High Fire area;
  - d. A County Fault Zone;
  - e. A WRCMSHCP Criteria Cell;
  - f. A Dam Inundation Area.
  - g. An airport influence area
3. The project site is located within:
  - a. The Boundaries of the Highgrove Area Plan
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. An area of High Paleontological Sensitivity Potential
  - e. City of Riverside Sphere of Influence
  - a. An Area of Low Liquefaction Potential;
  - b. An Area Susceptible to Subsidence; and,
  - c. The boundaries of the Riverside Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 255-070-013.
5. This project was filed with the Planning Department on 8/24/2010.
6. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$1905.25.

RIVERSIDE COUNTY PLANNING DEPARTMENT

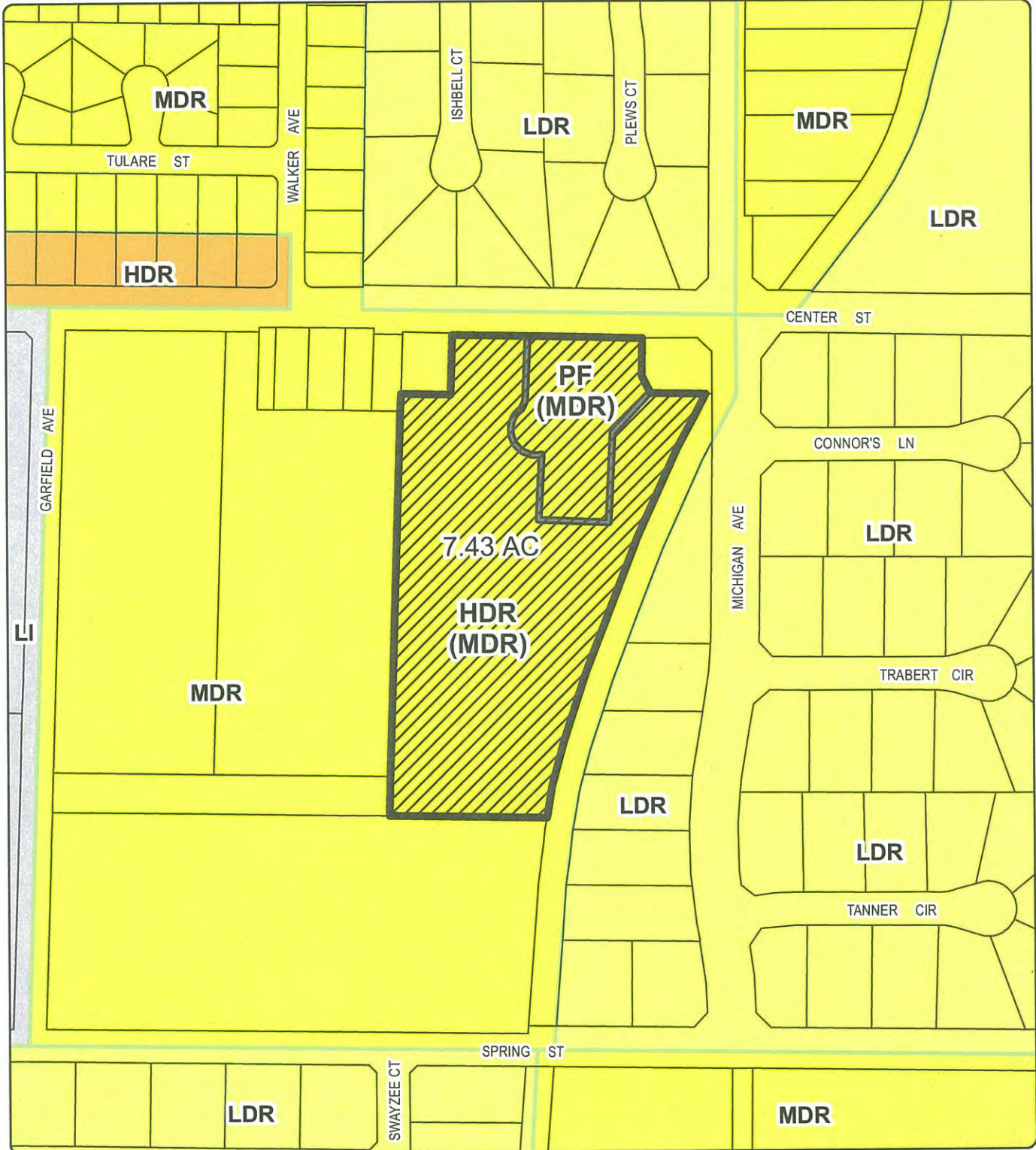
GPA01105

Date Drawn: 8/24/10

Supervisor Ashley  
District 5

RECOMMENDED GENERAL PLAN

Exhibit 7



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
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.lima.co.riverside.ca.us/index.html>





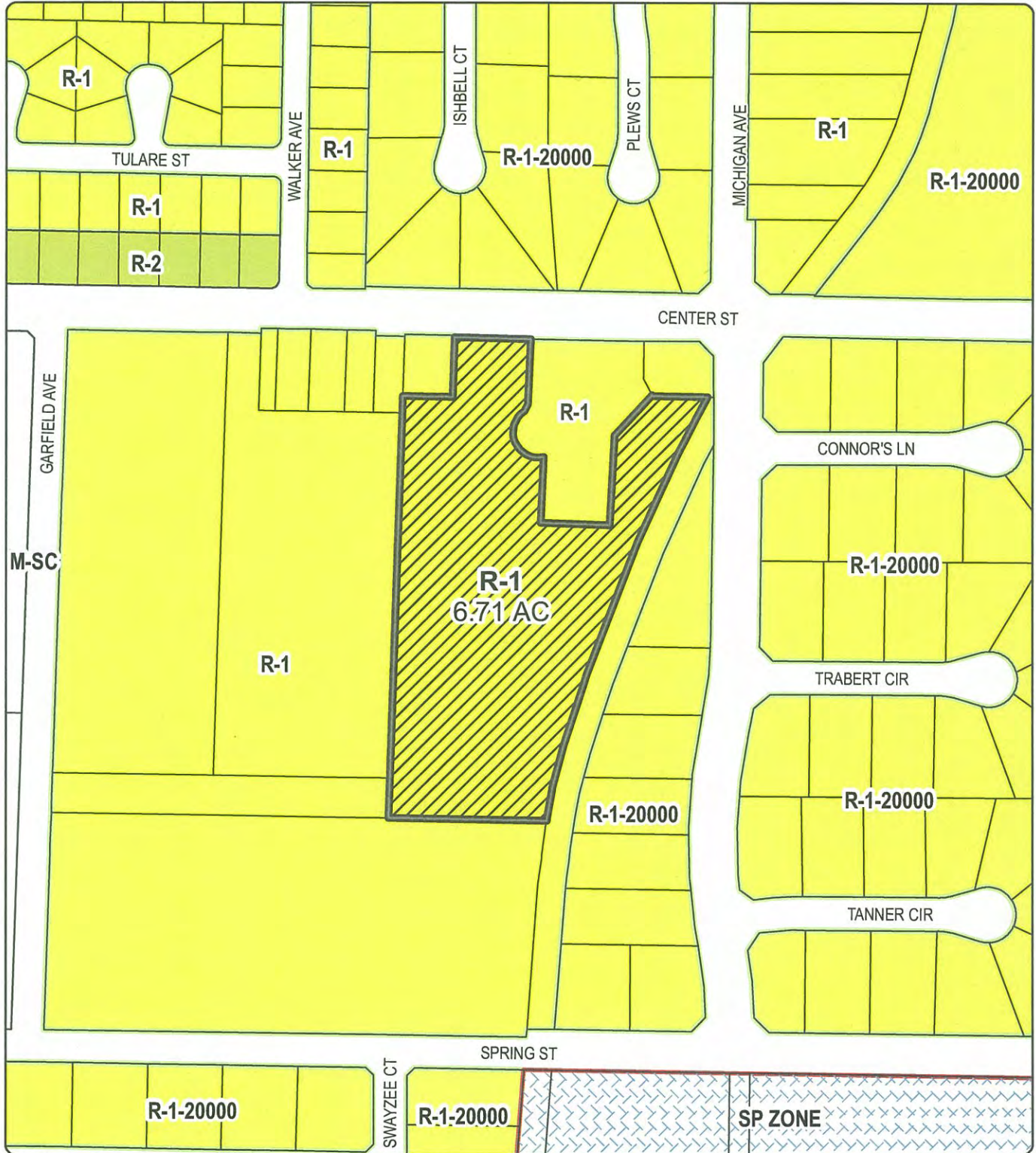
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01105

EXISTING ZONING

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Exhibit 2



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
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

GPA01105

LAND USE

Supervisor Ashley  
District 5

Date Drawn: 8/24/10  
Exhibit 1



Zoning District: University  
Township/Range: T2SR4W  
Section: 8

Assessors Bk. Pg. 255-07  
Thomas Bros. Pg. 646 6D  
Edition 2009

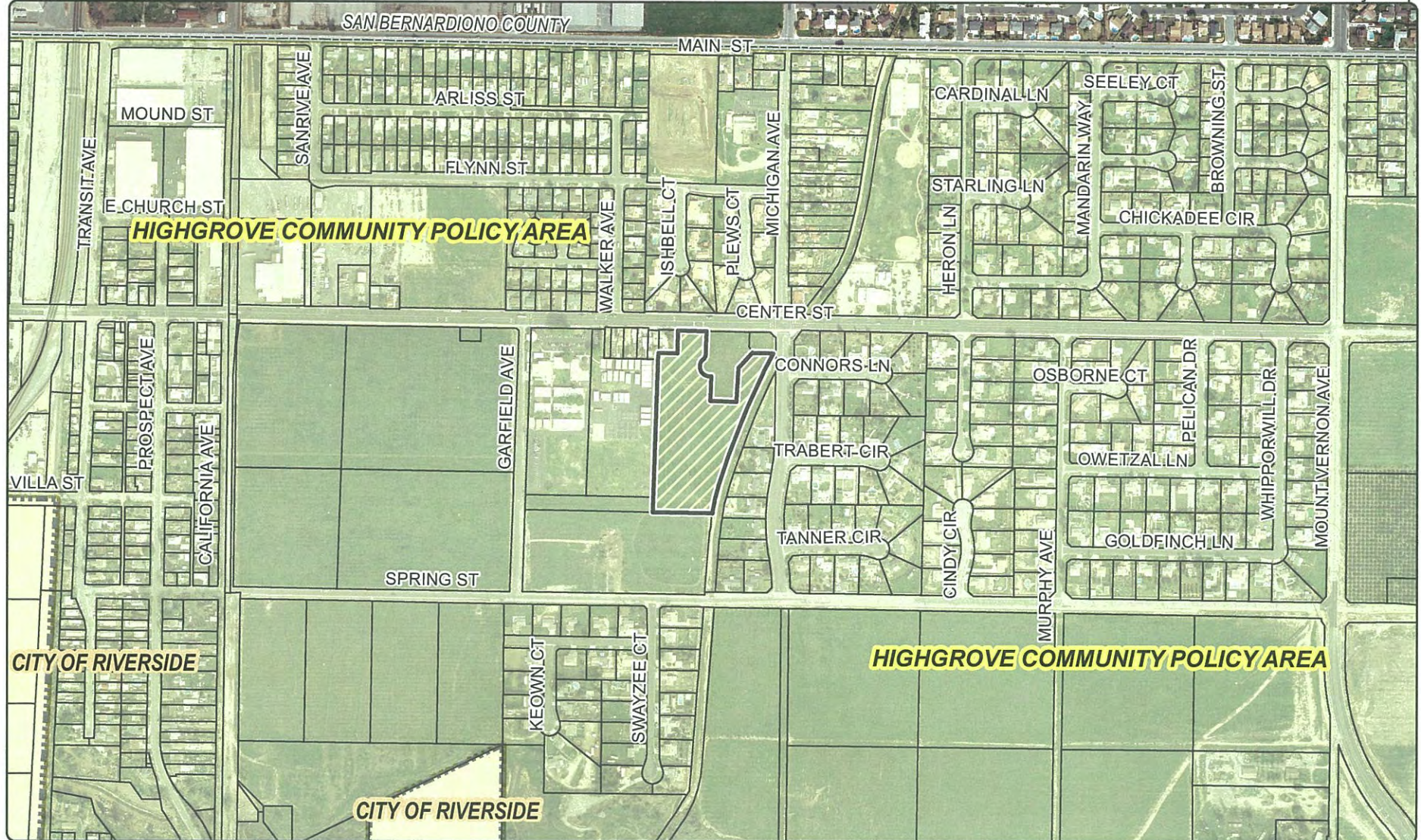


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.lima.co.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA01105**  
**VICINITY/POLICY AREAS**

Supervisor Ashley  
 District 5

Date Drawn: 8/24/10  
 Vicinity Map

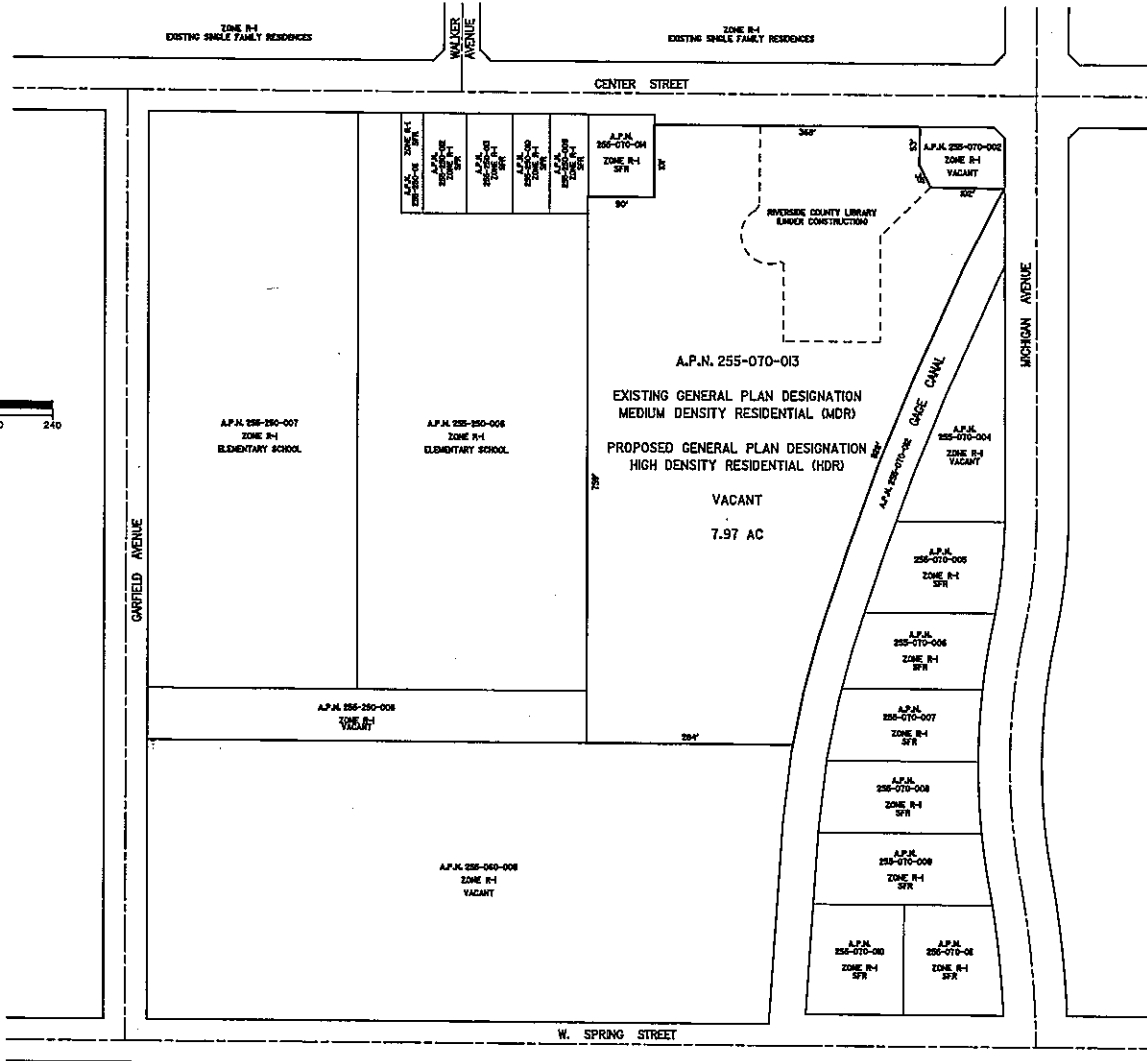


Zoning District: University  
 Township/Range: T2SR4W  
 Section: 8

Assessors Bk. Pg. 255-07  
 Thomas Bros. Pg. 646 6D  
 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>



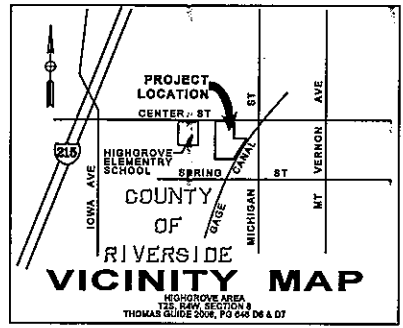


**LEGAL DESCRIPTION**

LOT OR BLOCK 106 FARMINGTON PARK, IN ADDITION TO THE TOWN OF EAST RIVERSIDE, IN THE COUNTY OF RIVERSIDE, CALIF. AS SHOWN BY MAP ON FILE IN BOOK 8 PAGE 15 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE WESTERLY 86 FEET, ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF CENTER STREET, 66 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 8 THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 86 FEET THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF CENTER STREET, 90 FEET THENCE NORTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 86 FEET TO A POINT IN THE SOUTHERLY LINE OF CENTER STREET WHICH IS 115 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID LOT 8 THENCE WESTERLY ALONG THE SOUTHERLY LINE OF CENTER STREET, 90 FEET TO THE TRUE POINT OF BEGINNING, ALSO EXCEPT THEREFROM THAT PORTION DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8 THENCE SOUTH 89° 41' EAST, ON THE NORTHERLY LINE OF SAID LOT, 844.03 FEET TO THE TRUE POINT OF BEGINNING THENCE SOUTH 1° 01' WEST, 67 FEET THENCE SOUTH 28° 17' EAST, 38 FEET THENCE SOUTH 89° 41' EAST, 104.6 FEET TO THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY THENCE NORTH 29° 26' EAST ON THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY, 22.28 FEET THENCE NORTH 32° 00' EAST ON THE NORTHWESTERLY LINE OF THE GAGE CANAL COMPANY RIGHT OF WAY, 94.57 FEET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 8 THENCE NORTH 89° 41' WEST ON THE NORTHERLY LINE OF SAID LOT, 833.00 FEET TO THE TRUE POINT OF BEGINNING, ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE, A BODY CORPORATE AND POLITIC BY DEED RECORDED DECEMBER 2, 1993 AS INSTRUMENT NO. 46098 OF OFFICIAL RECORDS.

**EXISTING GENERAL PLAN DESIGNATION:**  
**PROPOSED GENERAL PLAN DESIGNATION:**  
**AMENDMENT DESCRIPTION:**

**EXHIBIT PREPARER:** DOUGLAS L. GOODMAN, COOKMAN & ASSOCIATES, 2079 35th VIEW DR, COLTON, CA 92324, 909-824-2778  
**APPLICANT:** WORKFORCE HOMEBUILDERS, LLC, CONTACT: TONY MEEZ, 8300 UTICA AVE, SUITE #13, RANCHO CUCAMONGA, CA 91730, 909-981-9588  
**OWNER:** REDEVELOPMENT AGENCY FOR THE COUNTY OF RIVERSIDE, 325 SPRUCE STREET, SUITE 400, RIVERSIDE, CA 92507, 951-821-9827



<p><b>NOTES:</b>          WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED UNTIL AN ENCROACHMENT PERMIT HAS BEEN OBTAINED FROM THE COUNTY OF RIVERSIDE.          THE COUNTY OF RIVERSIDE DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED THEREIN. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION CONTAINED HEREIN.          THE COUNTY OF RIVERSIDE DOES NOT WARRANT THE ACCURACY OF THESE PLANS OR THE INFORMATION CONTAINED THEREIN.</p>	COUNTY:	COUNTY OF RIVERSIDE	APPROVED BY:		BENCHMARK:	BM 60-3-68 ELEV 148.85 U.S.C.A.S. DISK IN CONCRETE 265' SOUTH OF CENTER STREET AND 29' EAST OF A-T&S-F. H&M RAILROAD TRACKS.	COUNTY OF RIVERSIDE GENERAL PLAN AMENDMENT EXHIBIT HIGHGROVE WORKFORCE APARTMENTS A.P.N. 255-070-013	SHEET NO.:	1
	MARK BY DATE: _____ ENGINEER	REVISIONS: _____ APPROVAL DATE: _____ COUNTY:	RECOMMENDED: _____ DATE:	DOUGLAS L. GOODMAN (LIC. 25500) MY LICENSE EXPIRES 5-31-02	SCALE: _____ FOR: _____ COUNTY REC. NO.:	OF 1 SHEETS			

EXHIBIT PREPARED - JULY 20, 2000

Workforce Homebuilders LLC  
8300 Utica Ave. Suite 173  
Rancho Cucamonga CA 91730

Douglas Goodman  
2079 Sky View Drive  
Colton CA 92324

William Hezmalhalch  
Att: Chris Williams  
2850 Redhill Ave. Suite 200  
Santa Ana, CA 92705

Workforce Homebuilders LLC  
8300 Utica Ave. Suite 173  
Rancho Cucamonga CA 91730

Douglas Goodman  
2079 Sky View Drive  
Colton CA 92324

William Hezmalhalch  
Att: Chris Williams  
2850 Redhill Ave. Suite 200  
Santa Ana, CA 92705



## Local Land Use Policies

Highgrove is a varied community consisting of three discernible parts, looking from west to east: a higher density mix of housing and mostly local-serving commercial development; suburban ranch style homes on, generally, half-acre lots; and rural lands.

### Urban Residential Development

Highgrove's western urban core stretches from La Cadena Drive to California Avenue. Within it is located the existing concentration of High Density Residential (HDR), Medium High Density Residential (MHDR), and Medium Density Residential (MDR).

Very High Density Residential (VHDR) includes apartment development, ranging from 14 to 20 dwelling units per acre. VHDR is not specifically allocated for any location within the Highgrove Community Policy Area. However, one existing trailer park is identified as Highest Density Residential.

HDR includes four-plex residential and apartment development, ranging from 8 to 14 dwelling units per acre.

A multiple family residential lot in HDR and MHDR must be at least 7,200 square feet in size and must contain at least 2,500 square feet per individual dwelling unit permitted.

MHDR allows densities ranging from 5 to 8 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 7,200 square feet down to about 5,000 square feet. This category also allows attached single family development and mobile home parks.

MDR allows densities ranging from 2 to 5 dwelling units per acre. The single family residential lot sizes permitted in this category range from as large as approximately 20,000 square feet down to about 7,200 square feet.

The Highgrove community is not served by a community or district sewer system, and, therefore, does not currently meet the qualifications for additional urban density development (densities greater than 2 dwelling units/acre) as specified in the Riverside County General Plan. Nonetheless, infill development east of Garfield Avenue will increase residential densities available to support the extension of sewer service to the community. The MDR densities would contribute to a land-use transition from job-creating uses that should be encouraged to locate alongside the Union Pacific rail line.

The following policies shall apply to all new development in HDR, MHDR, and MDR designations:

#### Policies:

- HAP 5.1 Additional VHDR, HDR, or MHDR residential uses shall be located within Highgrove's western urban core. VHDR uses shall be allowed only as a component of a transit-oriented mixed-use development as specified in the policy below. HDR or MHDR uses shall be allowed either as a component of a transit-oriented mixed-use development as specified in the policy below; or on parcels with appropriate existing zoning whose development applications can satisfy all other applicable policies below.
- HAP 5.2 Provide amenity features in conjunction with all VHDR, HDR, and MHDR developments. This may include a local park, jogging trail, or other open space feature for the use and enjoyment of residents.
- HAP 5.3 VHDR, HDR, MHDR, and MDR developments located adjacent to lower density residential uses shall provide transitional buffers, such as larger lot sizes along the boundary, setbacks similar to those of the adjoining rural development, block walls, landscaped berms, or a wall combined with landscaping to enhance its appearance.



- HAP 5.4 MDR developments shall provide open space, neighborhood parks, or recreational areas to serve the needs of their residents.
- HAP 5.5 All MDR, MHDR, HDR, VHDR, HHDR land uses require a full range of public services, as described in the Land Use Element of the Riverside County General Plan, including adequate and available circulation, water service from the City of Riverside Water Utilities OR Riverside Highland Water Company's distribution system (as applicable), sewage collection, and utilities including electricity and telephone (and, usually, natural gas and cable television) service.
- HAP 5.6 All subdivisions proposing development at MDR, MHDR, HDR, VHDR, and HHDR densities must be part of improvement districts of water and sewer districts which are authorized to provide water and sewer service, or must provide evidence of an agreement with another entity for provision of sewer service. Commitments for water and sewer service must be confirmed by the entities responsible for providing these services. Adequate and available water supply and sewage treatment capacities must exist at the time of construction to meet the demands of the proposed project.
- HAP 5.7 Development applications for transit-oriented mixed use development projects must satisfy the requirements of the VHDR, HDR, MHDR, MDR, Commercial or Industrial policies of this Plan, according to the uses incorporated within the project. In addition, such applications must satisfy the following requirements:
- a. The project shall be located within one-half mile of a future Highgrove transit station site.
  - b. The project shall aggressively promote alternatives to vehicular traffic, by project design and amenities that encourage pedestrian and bicycle patronage.
  - c. The project's residential component shall have a maximum residential density of 20 dwelling units per acre (VHDR). In its design and construction, this residential component shall implement measures appropriate to mitigate exterior noise and interior noise at levels consistent with its proximity to railroad rights-of-way or other significant noise sources.
  - d. The project shall include a retail component that is centrally located, serves transit employees/passengers, the project's inhabitants, and potentially the greater Highgrove community.
  - e. Approval of a specific plan application is required.

Agenda Item No.: 4.1  
Area Plan: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Matt Straite  
Planning Commission: September 15, 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 56.9 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 58<sup>TH</sup> 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 58<sup>TH</sup> 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 58<sup>th</sup> 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, concrete or tile pipe, about four to five inches in diameter, that is buried about four to six 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, butted together without sealing the joints and surrounded by gravel as they line up with each other. Long stretches of pipes are usually repeated about eighty to one hundred and 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 fifty years. Water travels into the pipes, through the gravel, and drains into drainages features like the Coachella Valley Storm Water Channel 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 project will create Mainline impacts to I-10 that cannot be mitigated below a level of significance. 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.
- d. Air Quality the following impacts are identified as significant and unavoidable in EIR 504:
  - o Near-term direct and cumulatively significant air quality impacts during construction due to emissions of VOC, NOx, PM10, and PM2.5 which exceed the SCAQMD thresholds of significance;
  - o Near-term direct and cumulatively significant impact during construction activities because project-related emissions of PM10 would exceed the SCAQMD Localized Significance Threshold (LST);
  - o Long-term direct impact to air quality resulting from the project's lack of consistency with the SCAQMD AQMP (note: this is referenced under land use, but also should be

referenced under Air Quality as both issues identify this impact); and,

- o Long-term direct and cumulative impact to air quality due to operational emissions of VOC, NOx, CO, PM10, and PM2.5.

**FURTHER PLANNING CONSIDERATIONS:**

**September 15, 2010**

The project was continued from the August 18, 2010 hearing because the Fourth District Planning Commissioner was not in attendance.

**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 58<sup>TH</sup> 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 58<sup>TH</sup> 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 project will create Mainline impacts to I-10 that cannot be mitigated below a level of significance. 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.



- d. Air Quality the following impacts are identified as significant and unavoidable in EIR 504:
- o Near-term direct and cumulatively significant air quality impacts during construction due to emissions of VOC, NOx, PM10, and PM2.5 which exceed the SCAQMD thresholds of significance;
  - o Near-term direct and cumulatively significant impact during construction activities because project-related emissions of PM10 would exceed the SCAQMD Localized Significance Threshold (LST);
  - o Long-term direct impact to air quality resulting from the project's lack of consistency with the SCAQMD AQMP (note: this is referenced under land use, but also should be referenced under Air Quality as both issues identify this impact); and,
  - o Long-term direct and cumulative impact to air quality due to operational emissions of VOC, NOx, CO, PM10, and PM2.5.

**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. 504 (State Clearinghouse No. 2007091030);

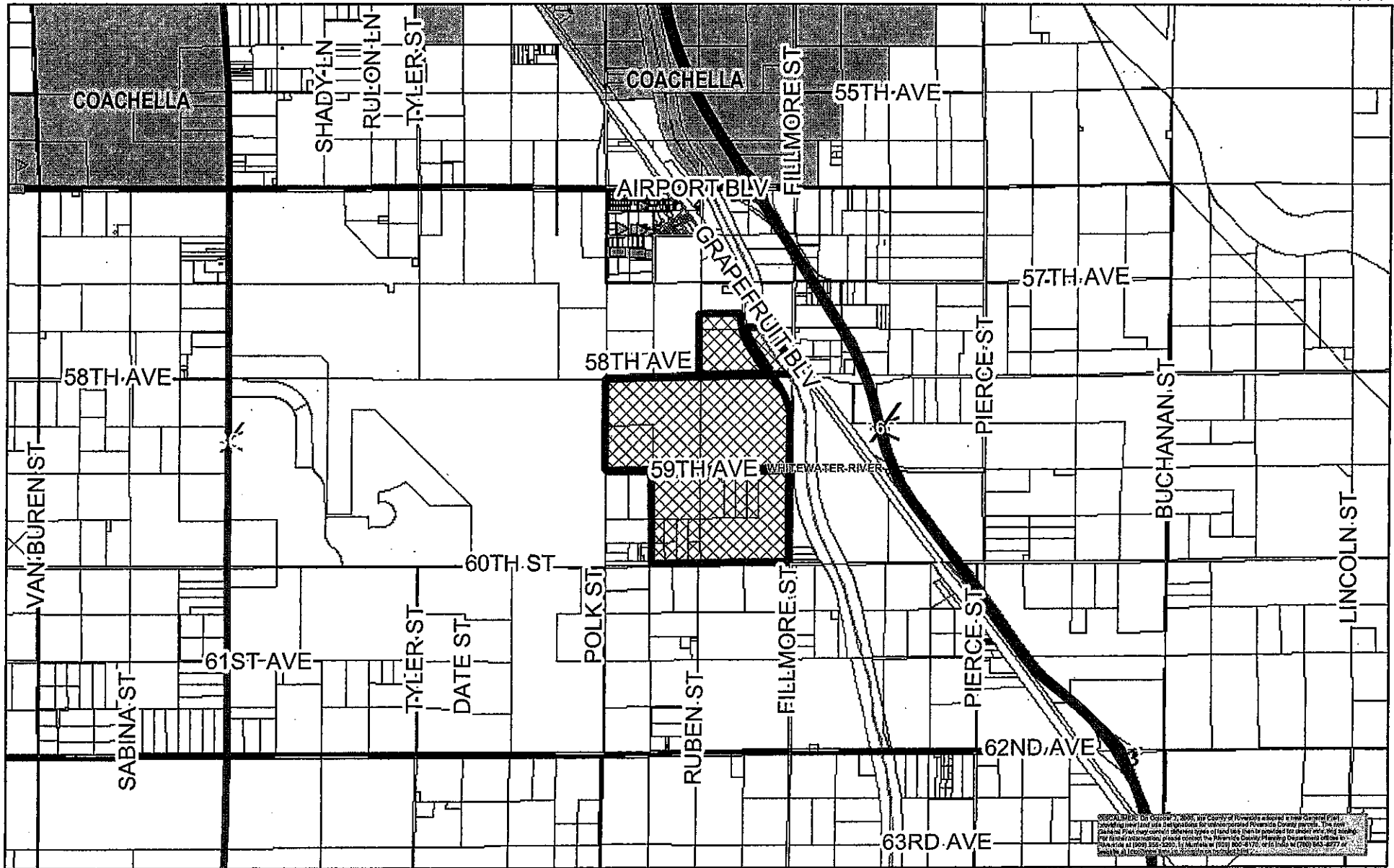
25 **ADOPTION** of Specific Plan No. 369;

26 **ADOPTION** of General Plan Amendment No. 846; and,

27 **ADOPTION** of General Plan Amendment No. 889  
28

# CZ07481 GPA00846 SP00369

## VICINITY MAP



DISCLAIMER: On October 17, 2008, the County of Riverside adopted a new General Plan. The new General Plan and its supporting documents for unincorporated Riverside County parcels. The new General Plan may contain reference types of land use that are not included in this map. The map is a general overview and does not constitute a planning or zoning document. For more information, please contact the Riverside County Planning Department at (951) 955-5200, 1100 Main St., Suite 4170, or by fax at (951) 955-5277 or visit us at <http://www.co.riverside.ca.gov/planning>

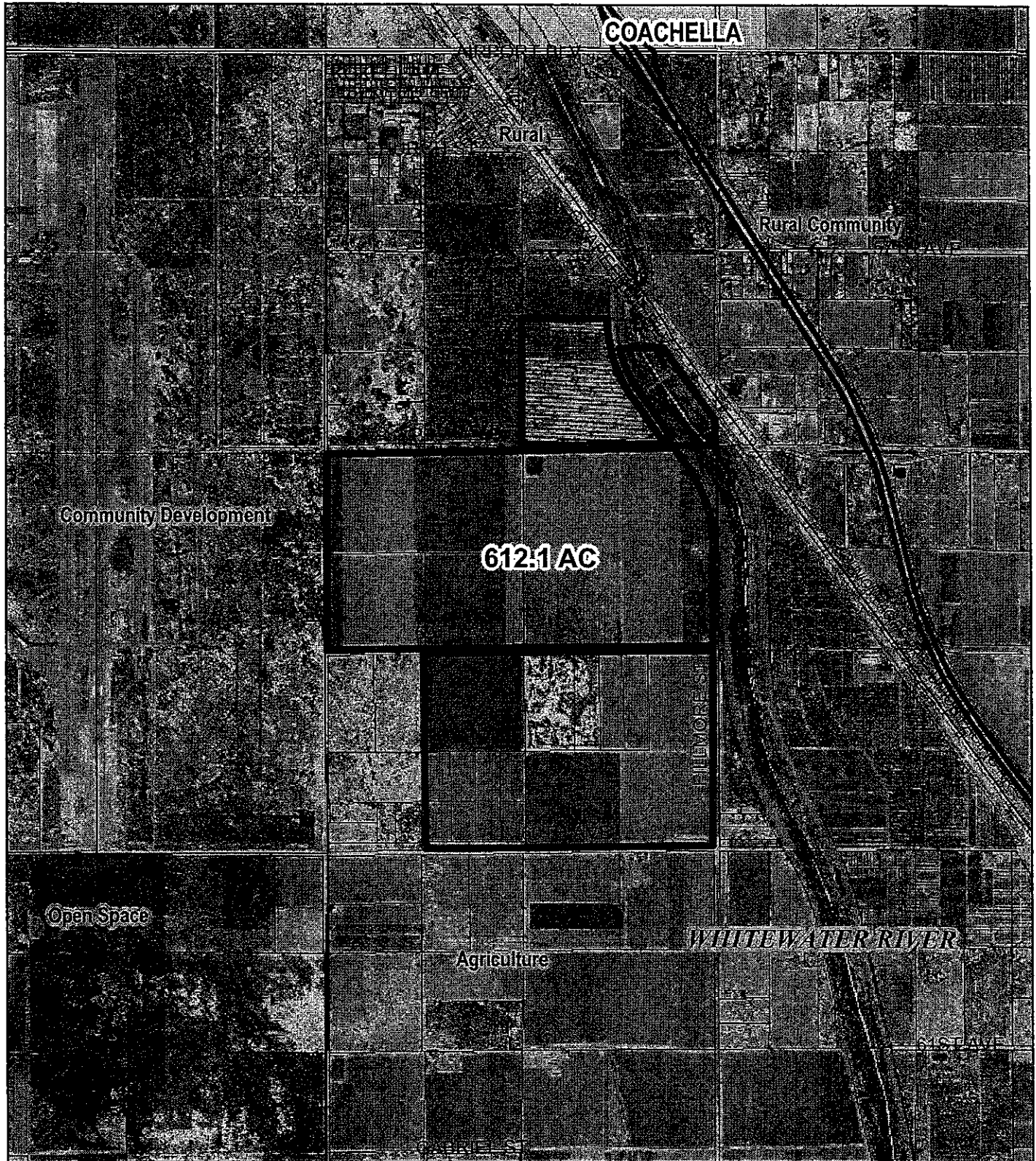
### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone  
 District: **Lower Coachella Valley**  
 Township/Range: T6SR8E  
 Section : 27



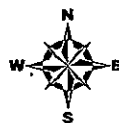
ASSESSORS  
 BK. PG.      757-20 & 21  
 THOMAS  
 BROS.PG      5531 G6

**CZ07481 GPA00846 SP00369**  
**DEVELOPMENT OPPORTUNITY**



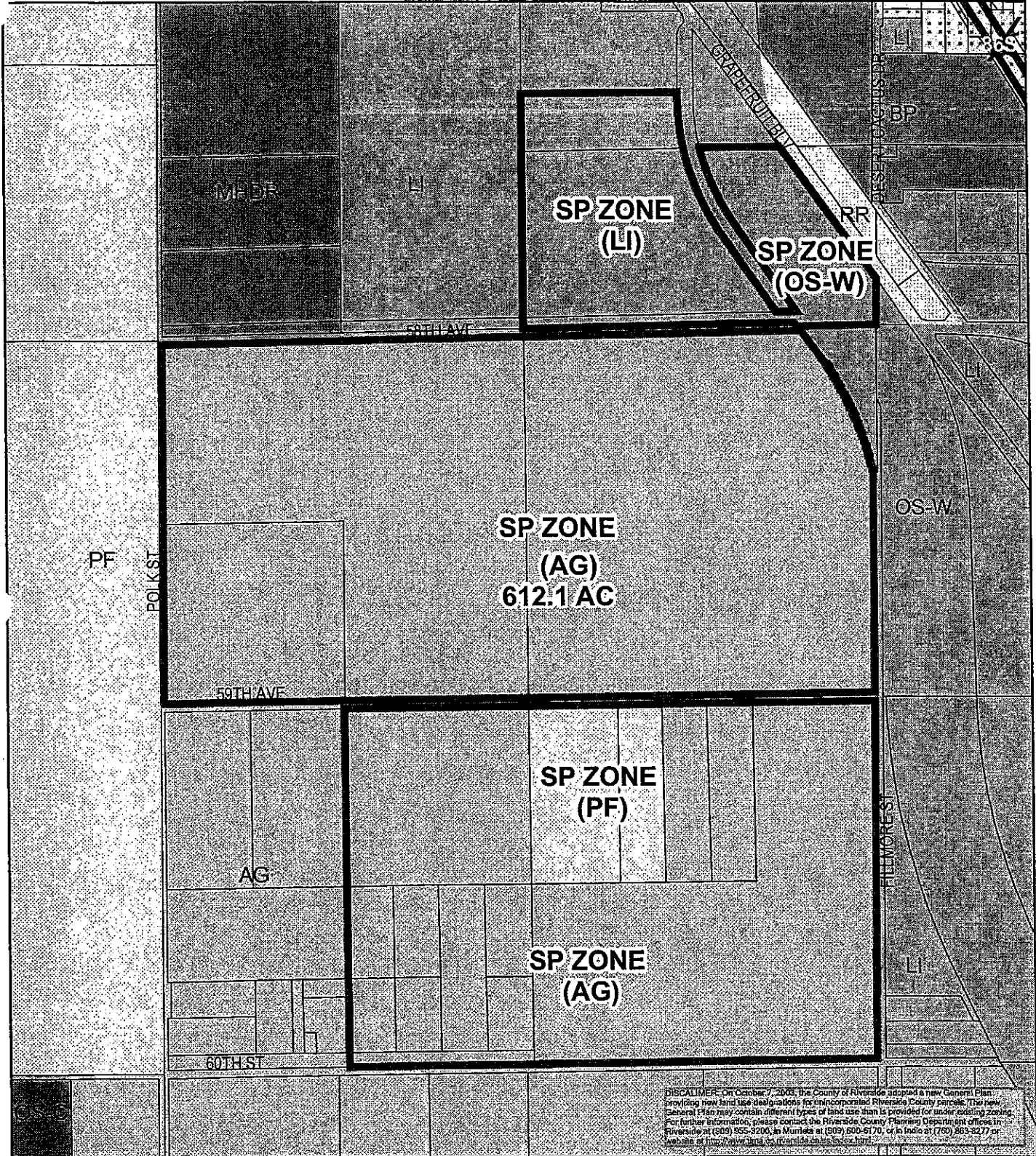
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

District  
Plan: **Lower Coachella Valley**  
Township/Range: T6SR8E  
SECTION: 27



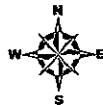
ASSESSORS  
BK. PG. 757-20&21  
THOMAS  
BROS.PG 5531 G6





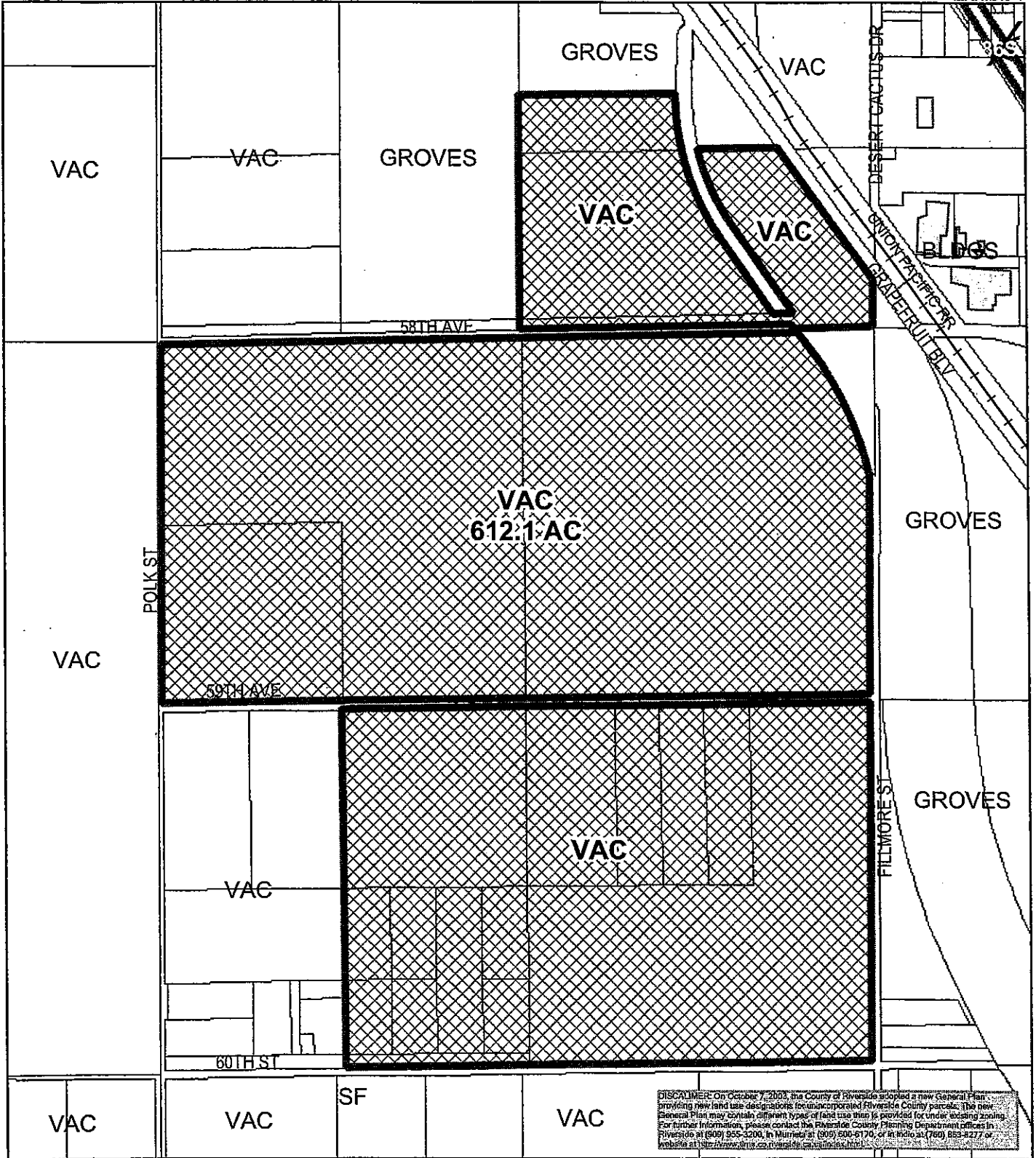
**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: Lower Coachella Valley  
Township/Range: T6SR8E  
Section : 27



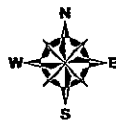
ASSESSORS  
BK. PG. 757-20 & 21  
THOMAS  
BROS. PG 5531 G6





**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: **Lower Coachella Valley**  
 Township/Range: **T6SR8E**  
 Section : 27

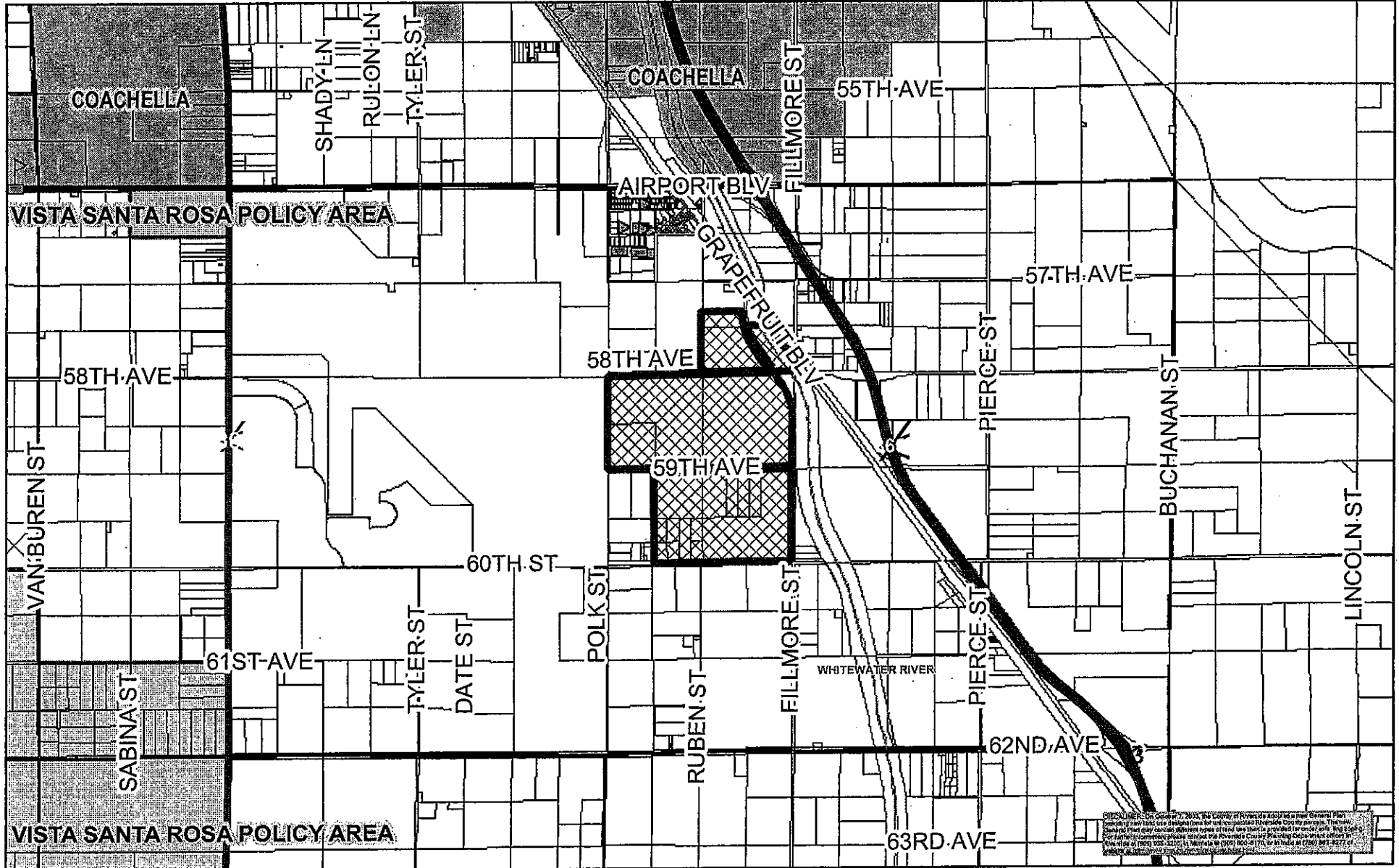


ASSESSORS  
 BK. PG. 757-20 & 21  
 THOMAS  
 BROS.PG 5531 G6



# CZ07481 GPA00846 SP00369

## POLICY AREAS



### RIVERSIDE COUNTY PLANNING DEPARTMENT

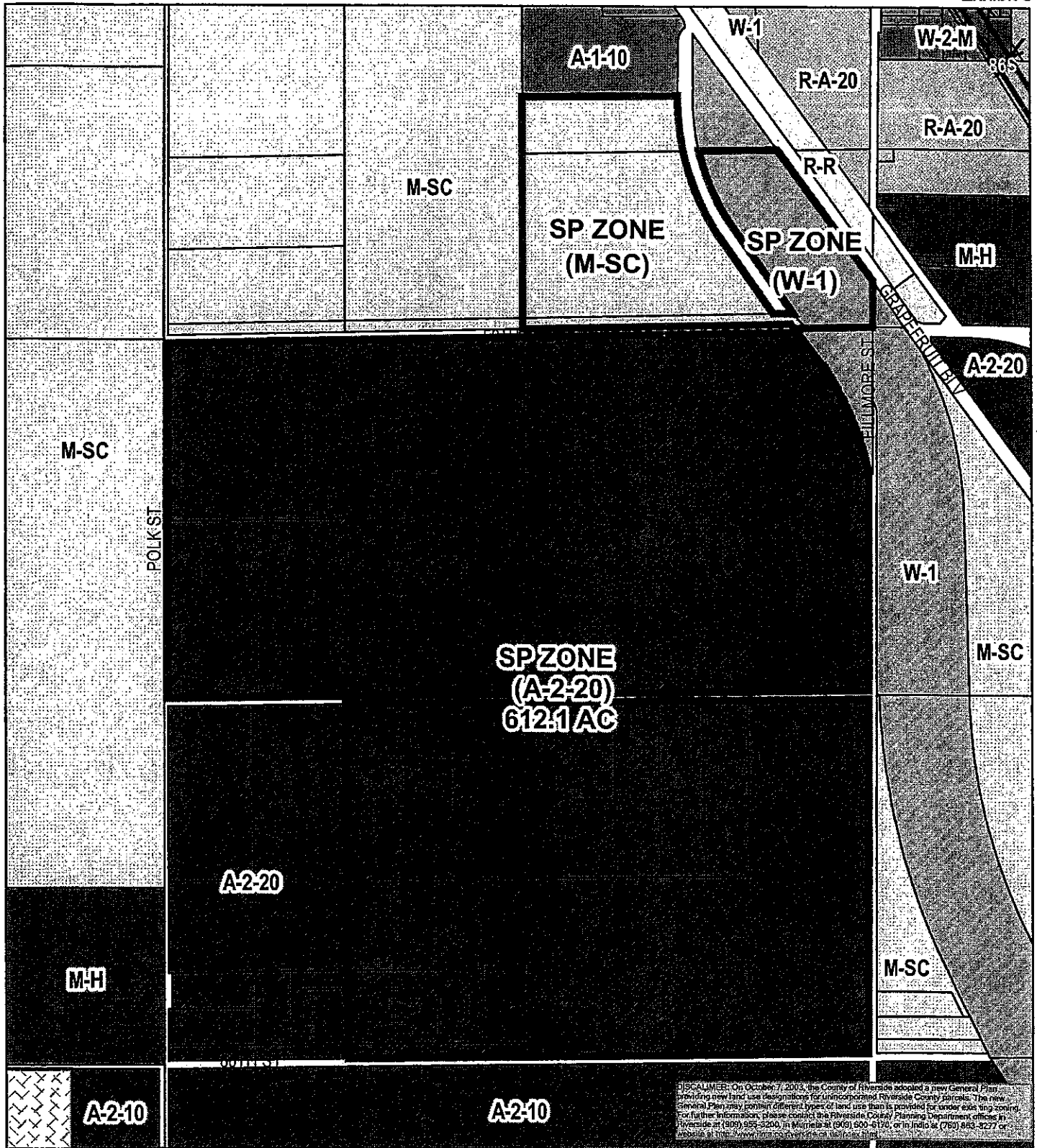
Zone  
 District: Lower Coachella Valley  
 Township/Range: T6SR8E  
 Section : 27



ASSESSORS  
 BK. PG.      757-20 & 21  
 THOMAS  
 BROS.PG      5531 G6

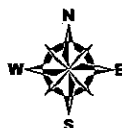
Copyright © 2007, Riverside County Planning Department. All rights reserved. This map is a technical drawing and is not to be used for any other purpose. The map is a technical drawing and is not to be used for any other purpose. The map is a technical drawing and is not to be used for any other purpose.

**PROPOSED ZONING**



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
 District: Lower Coachella Valley  
 Township/Range: T6SR8E  
 Section : 27



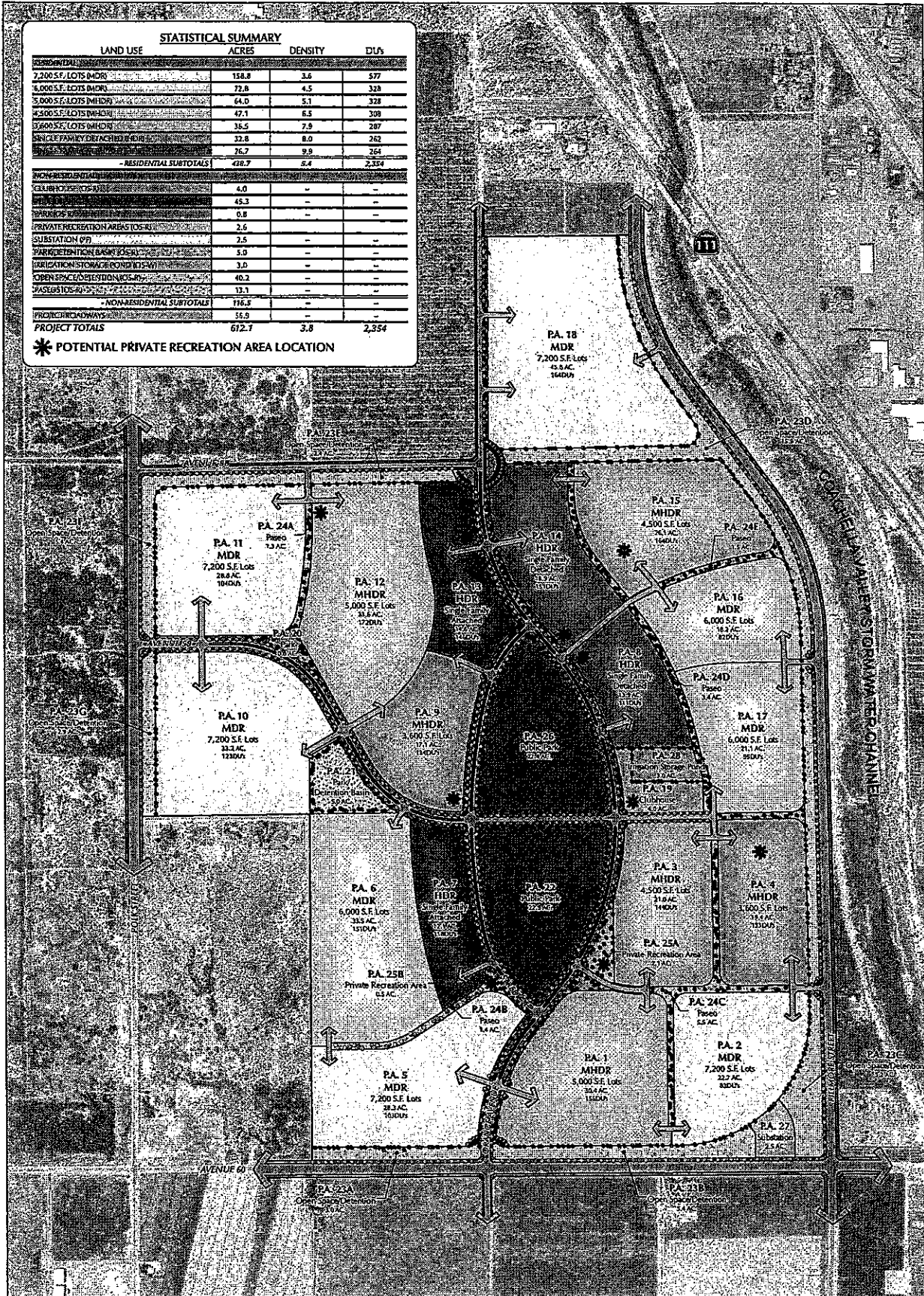
Assessors  
 Bk. Pg. 757-20 & 21  
 Thomas  
 Bros. Pg. 5531 G6





STATISTICAL SUMMARY			
LAND USE	ACRES	DENSITY	DU'S
<b>RESIDENTIAL</b>			
7,200 S.F. LOTS (MDR)	158.8	3.6	577
6,000 S.F. LOTS (MDR)	72.8	4.5	328
5,000 S.F. LOTS (MHDR)	64.0	5.1	328
4,500 S.F. LOTS (MHDR)	47.1	6.5	309
3,600 S.F. LOTS (MHDR)	36.5	7.9	287
SINGLE FAMILY DETACHED (O.S.)	22.8	8.0	262
PAUSE LOTS (O.S.)	26.7	9.9	264
<b>* RESIDENTIAL SUBTOTALS</b>	<b>408.7</b>	<b>6.4</b>	<b>2,354</b>
<b>NON-RESIDENTIAL</b>			
CLUBHOUSE (O.S.)	4.0	--	--
WATER TREATMENT PLANT (O.S.)	45.3	--	--
TRUNKS & RISES (O.S.)	0.8	--	--
PRIVATE RECREATION AREAS (O.S.)	2.6	--	--
SUBSTATION (O.S.)	2.5	--	--
PARKING/STORAGE BAYS (O.S.)	5.0	--	--
IRIGATION STORAGE POND (O.S.)	3.0	--	--
OPEN SPACE/DESTINATION (O.S.)	40.2	--	--
PAUSE LOTS (O.S.)	13.1	--	--
<b>* NON-RESIDENTIAL SUBTOTALS</b>	<b>116.8</b>	<b>--</b>	<b>--</b>
PROJECTED ROADWAYS	56.9	--	--
<b>PROJECT TOTALS</b>	<b>612.7</b>	<b>3.8</b>	<b>2,354</b>

\* POTENTIAL PRIVATE RECREATION AREA LOCATION



Sources: Eagle Aerial (2006)

FIGURE II-1

**T&B PLANNING**  
 17142 East 17th Street, Suite 100, Tustin, CA 92780  
 P: 714.261.6300 F: 714.261.6303  
 www.tbplanning.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.

(1) 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.

Hereafter, 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-foot 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 yard 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 VIII, 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:

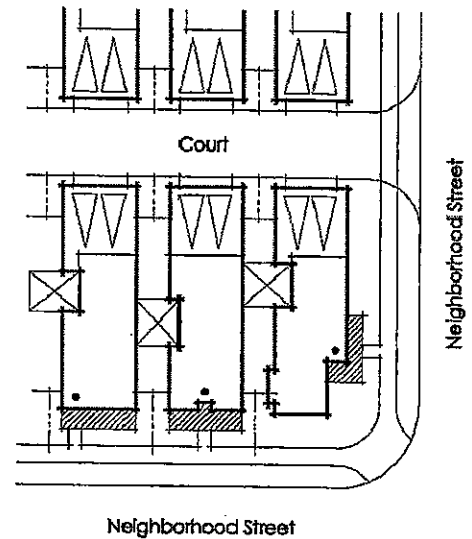
- A. The maximum building height shall be 75 feet.
- B. There is no minimum lot size or front, side, or back minimum width requirements.

(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 VIII 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.

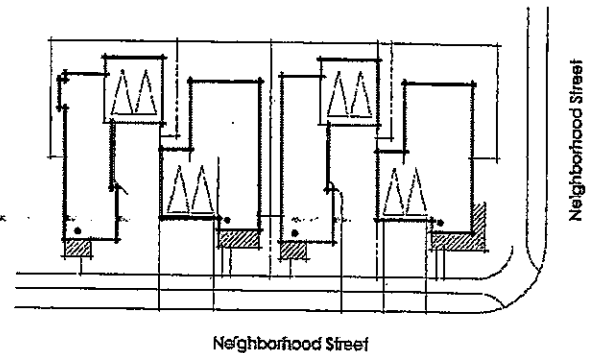
a. Rear Loaded Homes.

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

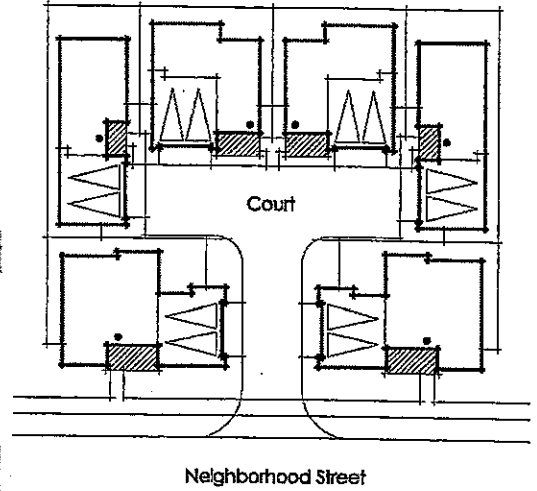


minimum set back between structures is required. Often this will include

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

Parcel: 757-200-003

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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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 capital 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



CIFIC 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.

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/vegetation management (fuel modification) plan shall be submitted to the Riverside County Fire Department for review 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.
- 2) 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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

10. GENERAL CONDITIONS

10. PLANNING. 5

SP - GEO02008 (cont.)

RECOMMEND

"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:

SCIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

CECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

07/19/10  
10:05

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 12

CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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 satafaction 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 stonmwater 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



CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

SCIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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 if 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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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,

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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."

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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."

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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."



SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

GENERIC PLAN Case #: SP00369

Parcel: 757-200-003

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

CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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



SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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."

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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"

LOCAL PLAN Case #: SP00369

Parcel: 757-200-003

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)

CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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)

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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)



LOCALIFIC PLAN Case #: SP00369

Parcel: 757-200-003

30. PRIOR TO ANY PROJECT APPROVAL

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:

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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

CIFIC PLAN Case #: SP00369

Parcel: 757-200-003

30. PRIOR TO ANY PROJECT APPROVAL

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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:

07/19/10  
10:05

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 8

SP - SP369/TS GEOMETRICS PH3 (cont.)

RECOMMEND

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](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



07/19/10  
10:05

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 45

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.

07/19/10  
10:05

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 46

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

SPECIFIC PLAN Case #: SP00369

Parcel: 757-200-003

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.

**Straite, Matt**

---

**From:** Dan Silver [dsilverla@me.com]  
**Sent:** Thursday, August 12, 2010 12:06 PM  
**To:** Straite, Matt; Griffin, Chantell; Bowie, Desiree  
**Cc:** Johnson, George; Goldman, Ron; Meins, Damian; Syms Luna, Carolyn; Mehta-Cooper, Mitra; Lind, Katherine; Barnes, Olivia; Gialdini, Michael; Kuenzi, Darcy; Field, John; Stahovich, Dave  
**Subject:** Hearing Date August 18, 2010: Item 7.1 ~~SPECIFIC PLAN NO. 369~~, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
**Categories:** Blue Category

Dear Mr. Straite, Ms. Griffin, and Ms. Bowie:

Please find comments on this project for the Commission. Could you please acknowledge receipt and let me know if these comments can be forwarded to the Commission?

Thank you very much,  
Dan

---

August 12, 2010

Riverside County Planning Commission  
4080 Lemon St  
Riverside, CA 92501

**RE: Item 7.1 SPECIFIC PLAN NO. 369, GENERAL PLAN AMENDMENT NO. 846 (LAND USE), GENERAL PLAN AMENDMENT NO. 889 (CIRCULATION), CHANGE OF ZONE NO. 7481 (Hearing Date August 18, 2010)**

Dear Chair and Members of the Commission:

The Endangered Habitats League (EHL) urges you to deny these General Plan Amendment applications for leapfrog development into an intact agricultural area. It is incomprehensible how 2,354 new units could be considered without first understanding the capacity of the *existing* County and municipal general plans to accommodate future population growth. And if there is a need for additional residential capacity, how does this site rank compared to other sites in terms of greenhouse gas emissions and vehicle miles traveled or other relevant planning factors?

The bottom line is that the County of Riverside has not provided – or at least has not made public – the most basic information that your Commission needs in order to do competent land use and transportation planning. That information is a capacity and absorption analysis for residential land supply. At a minimum, we ask you to demand this information before going further.

Sincerely,  
Dan Silver

Dan Silver, Executive Director  
Endangered Habitats League  
8424 Santa Monica Blvd., Suite A 592  
Los Angeles, CA 90069-4267

213-804-2750  
[dsilverla@me.com](mailto:dsilverla@me.com)  
[www.ehleague.org](http://www.ehleague.org)

**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](mailto: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.*



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO TENTATIVELY CERTIFY AN ENVIRONMENTAL IMPACT REPORT**

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:

**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 58<sup>TH</sup> 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 58<sup>TH</sup> 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). (Legislative)

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 Matt Straite, Project Planner at 951-955-8631 or e-mail [mstraite@rcplma.org](mailto:mstraite@rcplma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.co.riverside.ca.us/planning/pc.html)

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 453, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the environmental impact report, at the public hearing.

The case file for the proposed project, and the environmental impact report, 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: Matt Straite P.O. Box 1409, Riverside, CA 92502-1409

# 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 SP00369 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

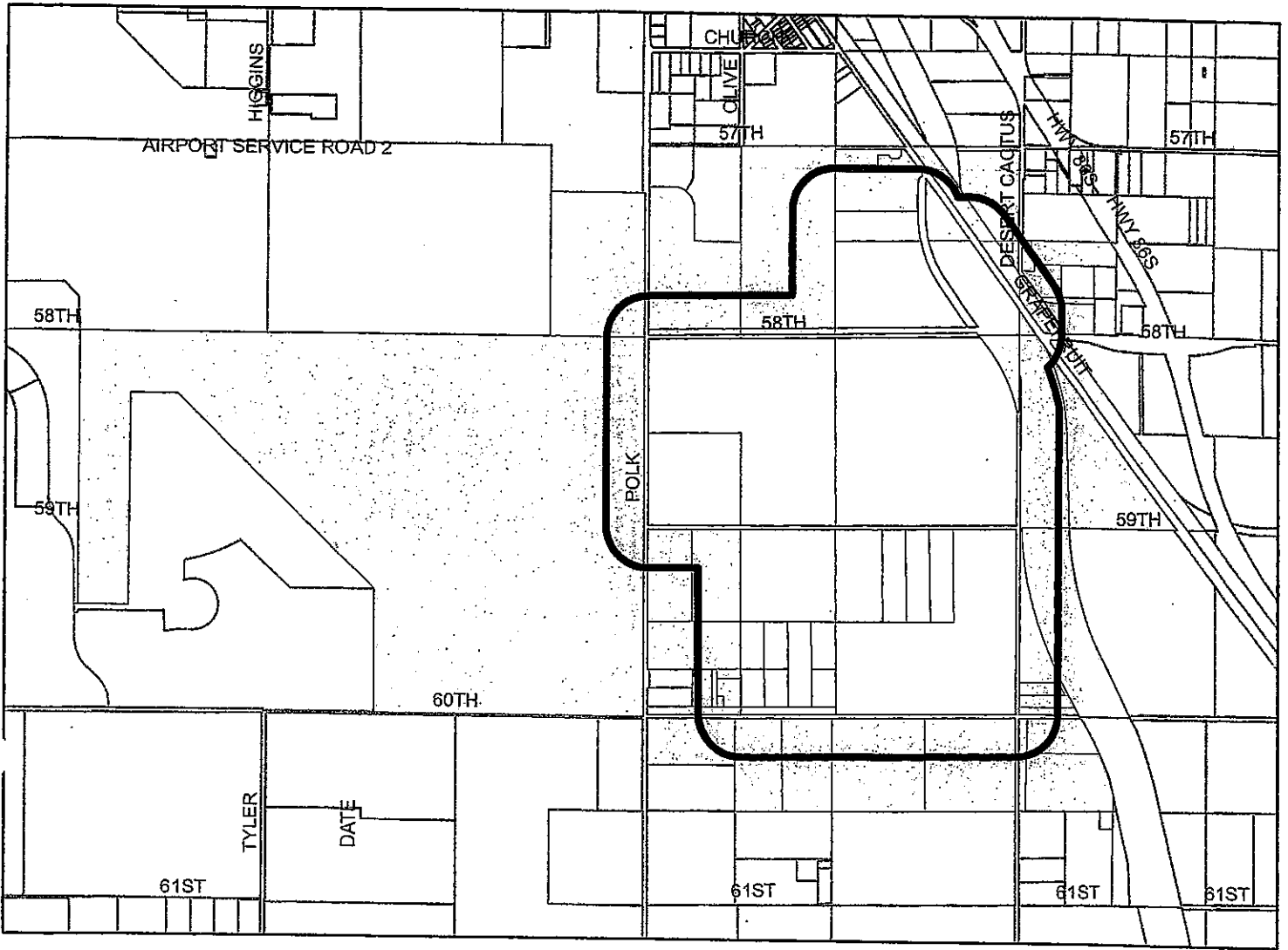
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

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	759-070-008	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			



2,700 1,350 0 2,700 Feet

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  
GRI 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  
O BOX 24  
JACHELLA 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  
ESERT 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  
O BOX 28  
DIO 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  
S ANGELES CA 90043

APN: 757210009, ASMT: 757210009  
SAUL GARCIA, ETAL  
87190 AVENUE 60  
THERMAL CA 92274



APN: 757150036, ASMT: 757150036  
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

ATTN: Nate Picket  
CALTRANS District #8  
464 W. 4th St., 6th Floor  
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 17<sup>th</sup> 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 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 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.: 4.2  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisorial District: First  
Project Planner: Matt Straite  
Planning Commission: September 15, 2010

Change of Zone No. 7659  
Tentative Tract Map No. 35815  
E.A. Number: 41950  
Applicant: Foli Family Partnership  
Engineer/Representative: VSL Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Change of Zone No. 7659** proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

**Tentative Tract Map No. 35815** is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

The project site is located in the Community of Santa Rosa in the Southwest Area Plan. More specifically, the site is located northwesterly corner of El Calamar Road and Carancho Road.

### BACKGROUND:

The project is located in the Rancho California No. 18 Agricultural Preserve. An application, AG01000, has been submitted to cancel this agricultural preserve.

### SUMMARY OF FINDINGS:

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural: Rural Mountainous (RM) (10 Acre Minimum)  |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west  |
| 3. Existing Zoning (Ex. #3):                   | Light Agriculture – 20 Acre Minimum (A-1-20)   |
| 4. Proposed Zoning (Ex. #3):                   | Residential Agricultural – 5 Acre Minimum (R-A-5)  |
| 5. Surrounding Zoning (Ex. #3):                | Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west |
| 6. Existing Land Use (Ex. #1):                 | Vacant land, one (1) existing residential home, and orchards   |
| 7. Surrounding Land Use (Ex. #1):              | Large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west.  |
| 8. Project Data:                               | Total Acreage: 44.66<br>Total Proposed Lots: 8<br>Proposed Min. Lot Size: 5 Acres<br>Schedule: D   |
| 9. Environmental Concerns:                     | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41950**, 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. 7659**, amending the zoning classification for the subject property from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5), in accordance with **Exhibit# 3**, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 35815**, 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 (RM) (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed R-A-5 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 D 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 (MSCHP).

**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 (RM) (10 Acre Minimum) on the Southwest Area Plan.
2. The project site is surrounded by properties which are designated Rural: Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south and west.
3. The project site is within the Santa Rosa Plateau Policy Area of the Southwest Area Plan, and as such the following applies:

SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

The proposed project complies with these provisions.

4. The existing zoning for the subject site is Light Agriculture – 20 Acre Minimum (A-1-20).
5. The project proposes to change the zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).
6. The proposed subdivision of 44.66 into eight (8) residential parcels with a minimum lot size of five (5) acres is a permitted use, subject to approval of a tentative tract map, in the Residential Agricultural – 5 Acre Minimum (R-A-5).
7. The proposed subdivision of 44.66 into eight (8) residential parcels with a minimum lot size of five (5) acres is consistent with the development standards set forth in the Residential Agricultural – 5 Acre Minimum (R-A-5) zone.
8. The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west.
9. Similar subdivisions have been recorded and are developed in the project vicinity.
10. This project is located within Criteria Cell No. 7045 and 7142 of the Multi-Species Habitat Conservation Plan, and as such is required to dedicate via a conservation easement the 10.08-acre area determined for conservation under Habitat Acquisition and Negotiation Strategy (HANS) No. 1876 and as shown on the Tentative Map prior to recordation. This project fulfills those requirements.
11. Environmental Assessment No. 41950 identified the following potentially significant impacts:
  - a. Agricultural & Forestry Resources
  - b. Biological Resources
  - c. Hydrology/Water Quality
  - d. 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 city sphere of influence;
  - b. An Airport Influence Area/Zone;
  - c. A Redevelopment Area;
  - d. The boundaries of a Specific Plan;
  - e. A mapped area of potential for liquefaction or susceptibility to subsidence;
  - f. A Community Service Area (CSA);
  - g. A 100-year flood plain, an area drainage plan, or dam inundation are; or,
  - h. The Stephens Kangaroo Rat Fee Area.
3. The project site is located within:
  - a. The boundaries of the Murrieta Valley Unified School District;
  - b. WRMSHCP Criteria Cell Nos. 7045 and 7142;
  - c. The Santa Rosa Plateau Policy Area;
  - d. Agricultural Preserve #18 (Rancho California);
  - e. Light Ordinance 655 Zone B (24.76 miles); and,
  - f. A High Fire Area and State Responsibility Area.
4. The subject site is currently designated as Assessor's Parcel Number 930-040-017.
5. Related cases: AG01000

MS:  
Y:\Planning Case Files-Riverside office\TR35815\PC\TR35815\_Staff Report.doc  
Date Prepared: 12/26/08  
Date Revised: 12/26/08

RIVERSIDE COUNTY PLANNING DEPARTMENT  
**CZ07659 TR35815**  
VICINITY/POLICY AREAS

Supervisor Buster  
District 1

Date Drawn: 09/23/09  
Vicinity Map



Zoning Area: Rancho California  
Township/Range: T8SR4W  
Section : 11

Assessors Bk. Pg. 933-40  
Thomas Bros. Pg. 977 D1



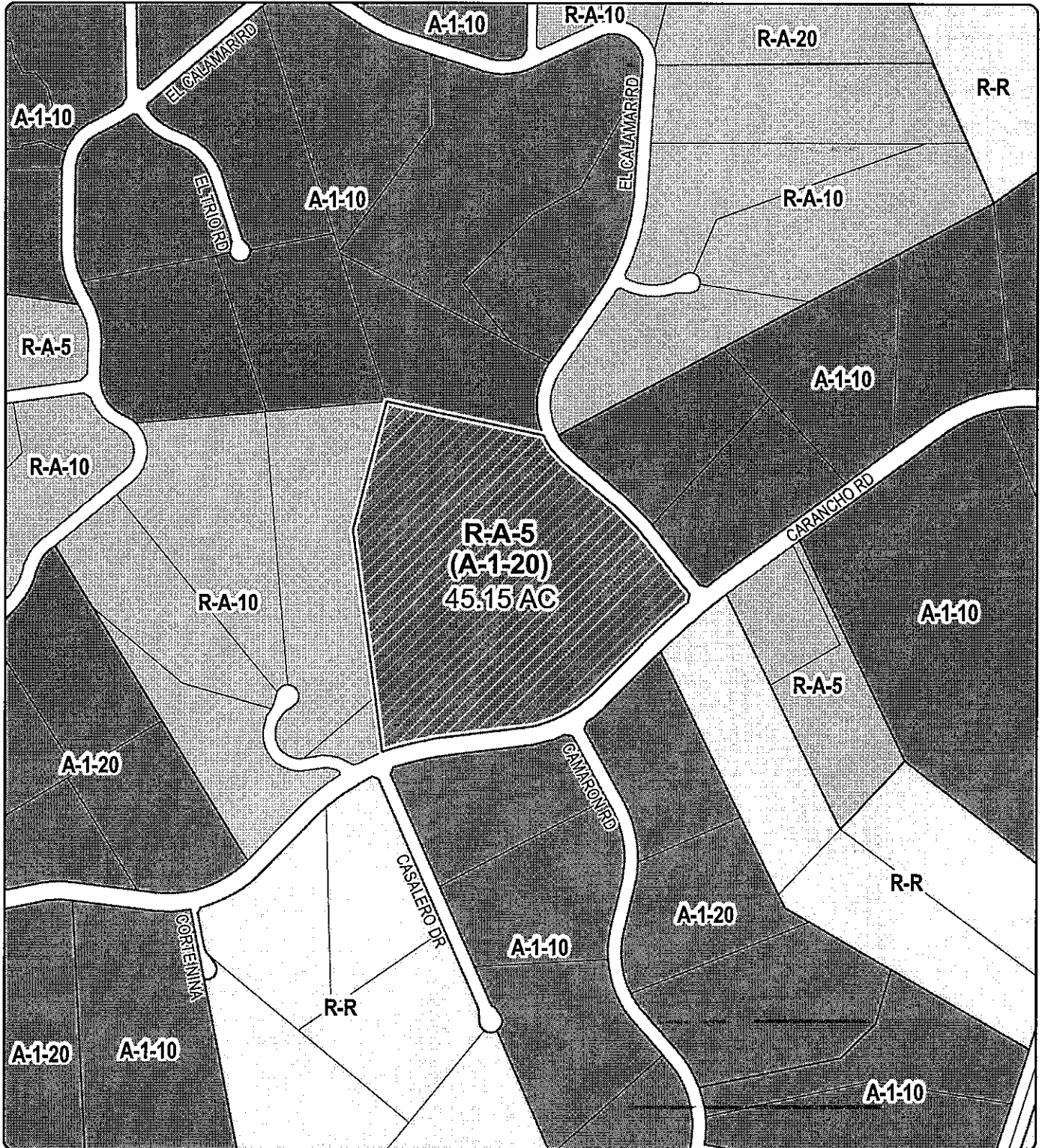
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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  
CZ07659 TR35815  
PROPOSED ZONING**

Supervisor Buster  
District 1

Date Drawn: 9/23/09  
Exhibit 3



Zoning Area: Rancho California  
Township/Range: T8SR4W  
Section : 11

Assessors Bk. Pg. 933-40  
Thomas Bros. Pg. 977 D1  
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

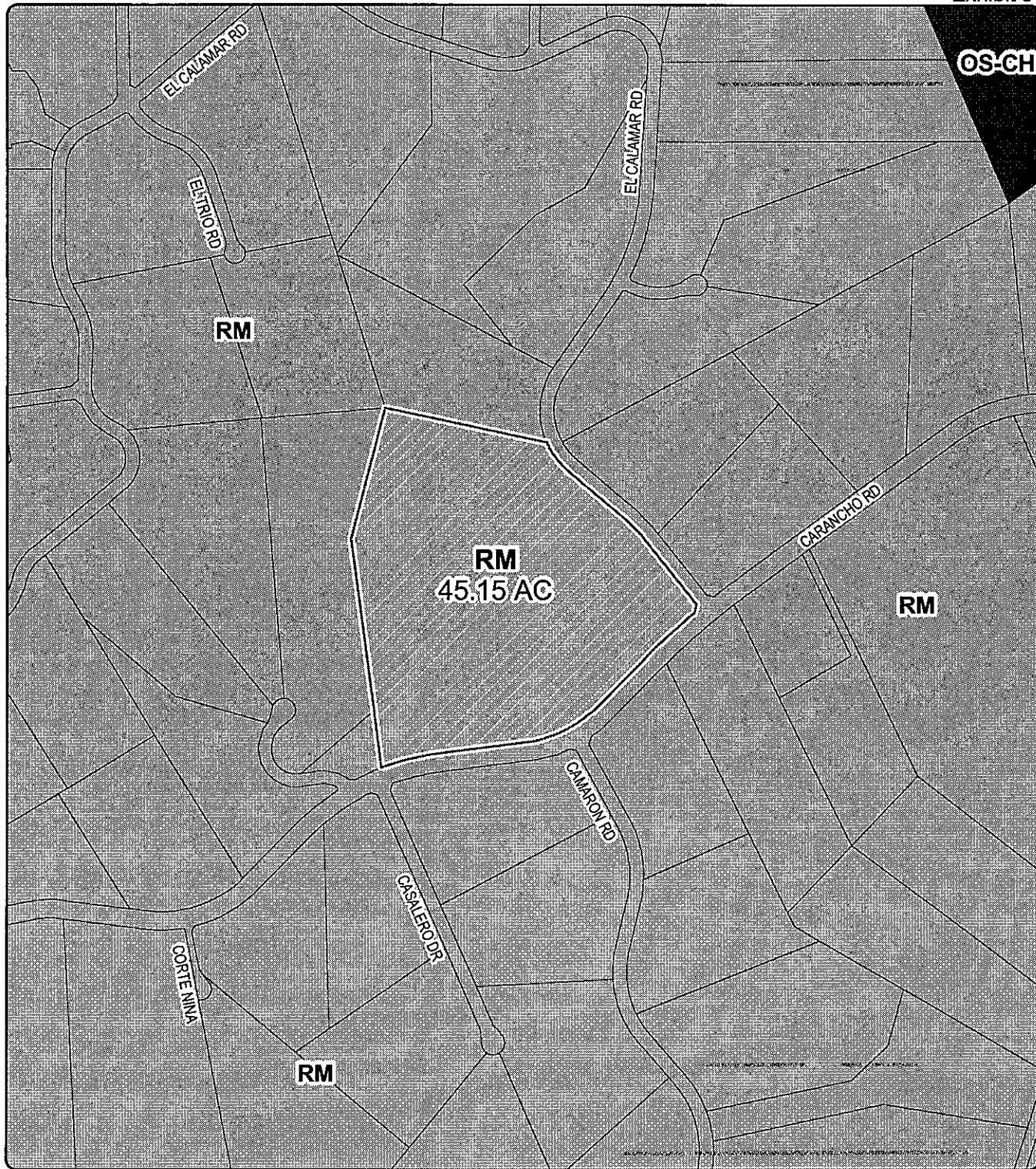
CZ07659 TR35815

EXISTING GENERAL PLAN

Supervisor Buster  
District: 1

Date Drawn: 9/23/09  
Exhibit 5

OS-CH



Zoning Area: Rancho California  
Township/Range: T8SR4W  
Section: 11

Assessors Bk. Pg. 933-40  
Thomas Bros. Pg. 977 D1  
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) 955-3260 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07659 TR35815  
LAND USE

Supervisor Buster  
District 1

Date Drawn: 9/23/09  
Exhibit 1

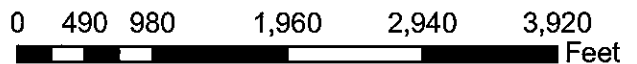


Zoning Area: Rancho California  
Township/Range: T8SR4W  
Section: 11



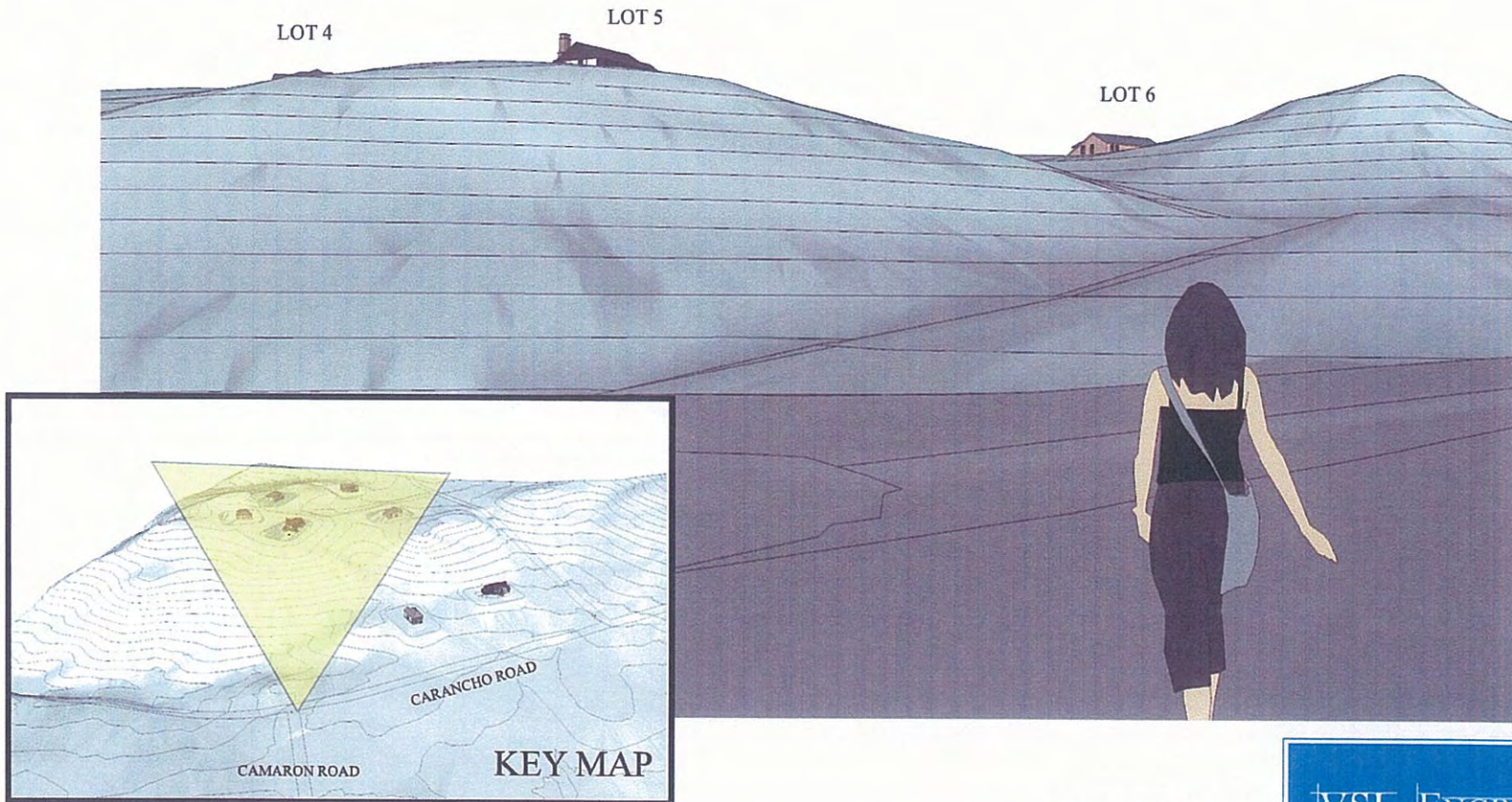
Assessors Bk. Pg. 933-40  
Thomas Bros. Pg. 977 D1  
Edition 2009

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.arsc.co.tx/rclde.ca.us/rclde.htm>



# LINE OF SIGHT STUDY - LOT 5

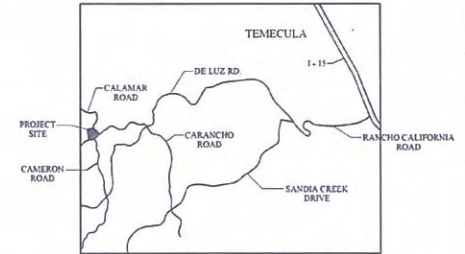
VIEWING LOT 5 FROM INTERSECTION CARANCHO ROAD & CAMARON ROAD



TRACT 35815

VSL ENGINEERING

# TENTATIVE TRACT MAP 35815 SLOPE ANALYSIS

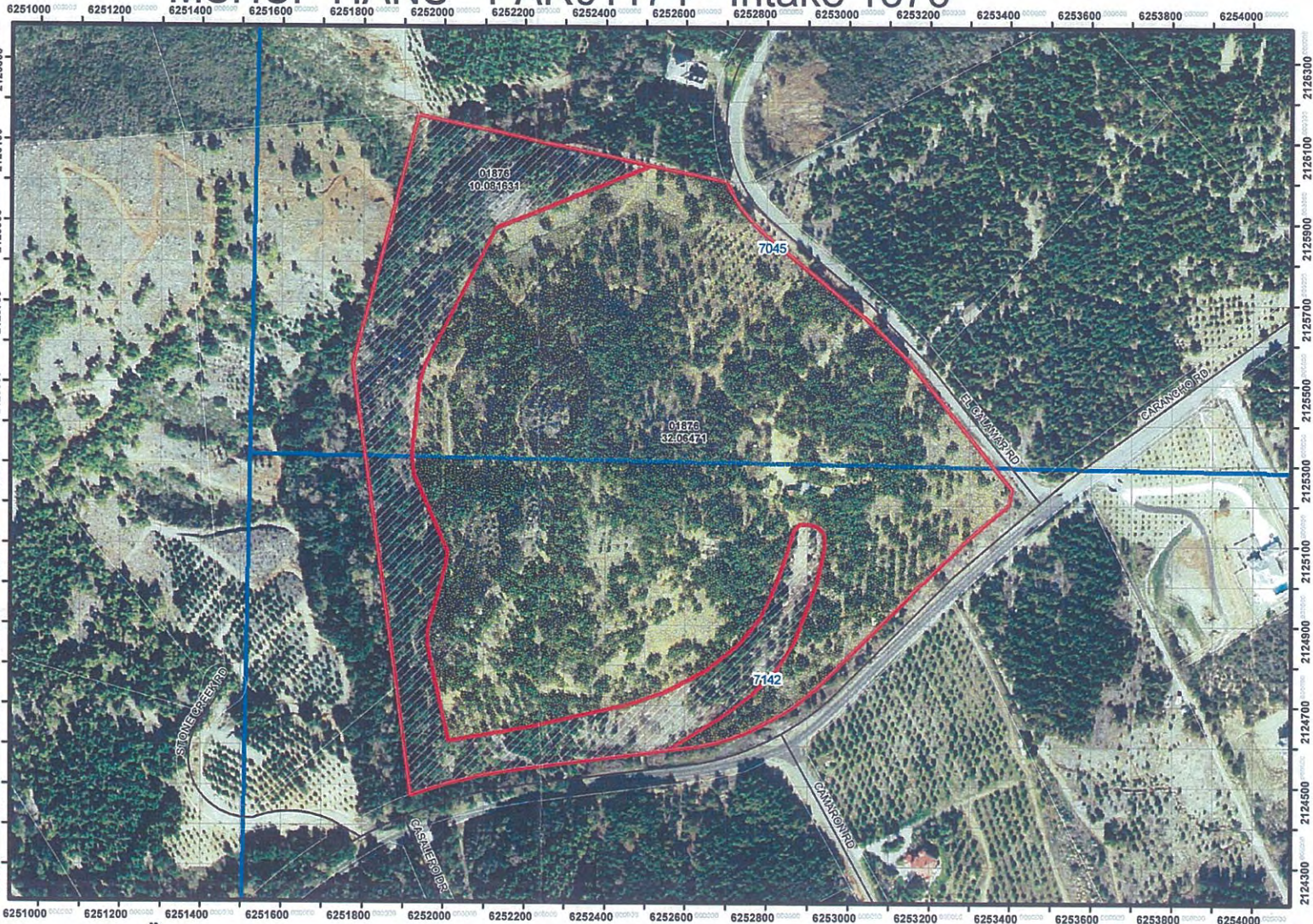


Color	Layer	Legend	Range Beg.	Range End	Percnt	Area (ft <sup>2</sup> )
Yellow	ex. grade=0 to 1 Slope		0.00	15.00	25.0	463188.49
Orange	ex. grade=1 to 2 Slope		15.01	25.00	24.3	460423.02
Red	ex. grade=2 to 40+ Slope		25.01	100.00	48.7	96067.55

<b>RICHARD L. VALDEZ, P.E.</b> 4935 COLONY CENTER DRIVE, SUITE "D", TEMECULA, CA. 92591 TEL. (951) 298-3930 FAX (951) 296-3931		<b>SLOPE ANALYSIS</b> TENTATIVE TRACT MAP 35815 COUNTY OF RIVERSIDE 833-049-017		Sheet No. <b>1</b>	
PREPARED BY: RICHARD L. VALDEZ P.E.T. 48690 EXP. 12/31/09	DATE:	QUAL. BY: DATE: ENGINEER	REVISIONS:	APPROVAL: COUNTY:	FOR: FOLI FAMILY W.C.F. COUNTY FILE NO.



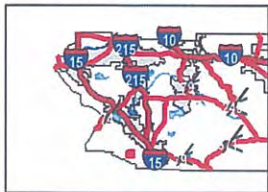
# MSHCP HANS - PAR01174 - Intake 1876



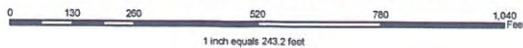
- Fallbrook Quadrangle**
- Roads
  - Parcel
  - Criteria Cells
- Intake\_Boundaries**
- HANS Designations
  - Development
  - Proposed MSHCP Conservation Area

**REVISED FINAL**

Date: 07-10-2008



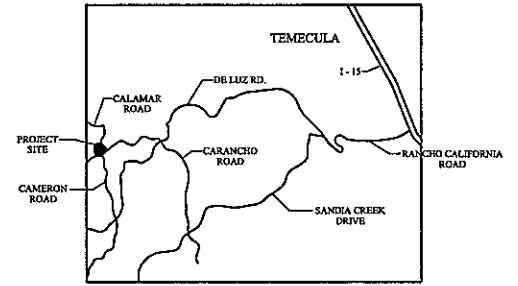
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



Stella Spadeora  
 S:\Environment\HANS\Intake\_Projects\Intake\_1801-1900\Intake1876\MXD\HANS\_2007\_1876.mxd

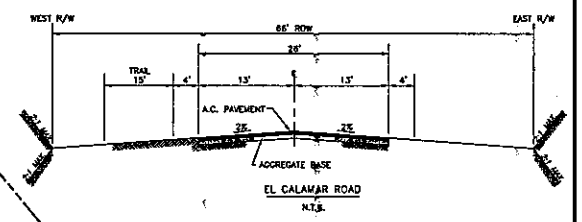
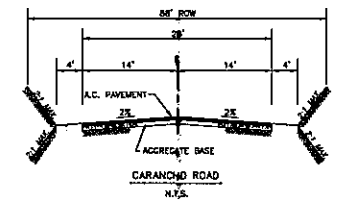
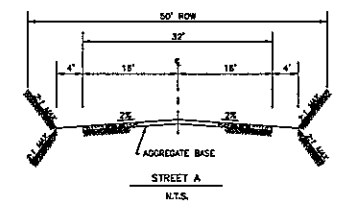


# TENTATIVE TRACT MAP 35815 AMENDED NO. 2



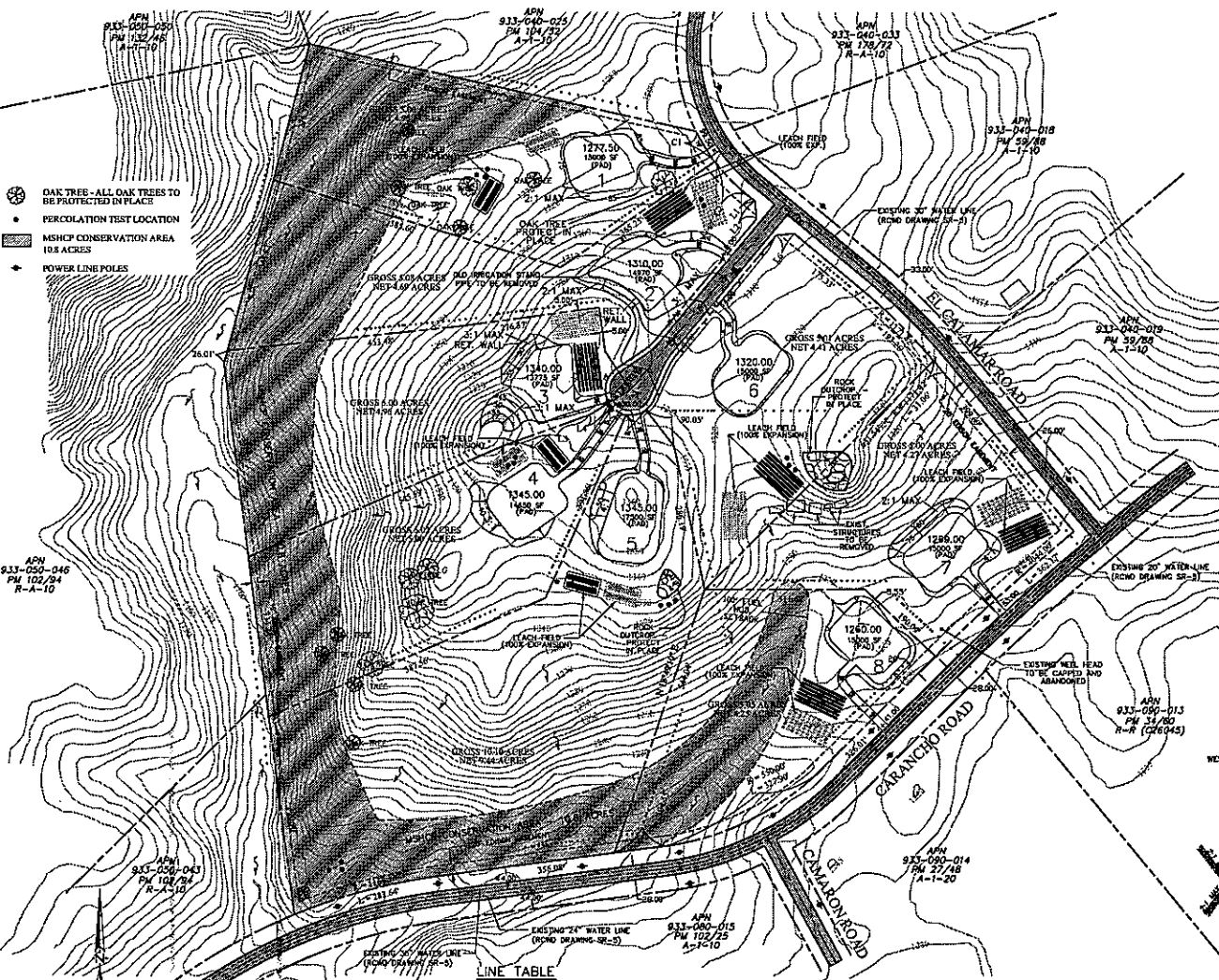
**VICINITY MAP**

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE
  2. SLOPES ARE NOT TO EXCEED 2:1.
  3. PAD AND DRIVEWAY GRADING SHALL UTILIZE CONTOUR GRADING METHODS WITH CURVED LAND FORMS AND VARIABLE SLOPE RATIOS (2:1 MAX).



DATE	BY	MARK	REVISIONS	1
ENGINEER				CHECKED BY RLV

NOTE:  
FOR FIRE PROTECTION PURPOSES, ALL FUTURE STRUCTURES SHALL HAVE A MINIMUM 100' FOOT SETBACK TO PROPERTY LINE OR A FUEL MODIFICATION EASEMENT WILL BE PROVIDED ON ADJACENT PROPERTY.



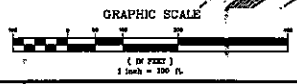
- OAK TREE - ALL OAK TREES TO BE PROTECTED IN PLACE
- PERCOLATION TEST LOCATION
- ▨ MSHCP CONSERVATION AREA (0.8 ACRES)
- ⚡ POWER LINE POLES

**LINE TABLE**

No.	BEARING	LENGTH
(1)	N02°21'47" W	4.83'
(2)	N09°20'17" W	33.35'
(3)	N33°38'04" W	100.75'
(4)	N58°27'11" E	43.11'
(5)	N70°07'24" E	175.32'
(6)	N84°38'48" E	33.35'

**CURVE TABLE**

No.	DELTA	RADIUS	LENGTH	TANGENT
(C1)	17°43'13"	234.90'	70.00'	34.22'
(C2)	19°22'04"	273.00'	103.30'	51.80'







# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41950  
**Project Case Type (s) and Number(s):** Change of Zone No. 7659, Tentative Tract Map No. 35815  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Matt Straite, Project Planner  
**Telephone Number:** (951) 955-8631  
**Applicant's Name:** Foli Family Partnership  
**Applicant's Address:** P.O. Box 1762, Fallbrook, CA 92088  
**Engineer's Name:** VSL Engineering  
**Engineer's Address:** 40935 County Center Dr. Suite #D, Temecula, CA 92592

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7659** proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

**Tentative Tract Map No. 35815** is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

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

**C. Total Project Area:** 44.66

<b>Residential Acres:</b> 44.66	<b>Lots:</b> 8	<b>Units:</b> 8	<b>Projected No. of Residents:</b> 21
<b>Commercial Acres:</b> N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 930-040-017

**E. Street References:** Northwesterly corner of El Calamar Road and Carancho Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 8 South, Range 4 West, Section 11

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the Santa Rosa Plateau/De Luz area. This area has historical supported agricultural cultivation, and has been recently transitioning to estate residential uses. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. The project site is primarily vacant with one (1) existing residence. Large lot residential homes, orchards and vacant land surround the project site.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

1. **Land Use:** The site's General Plan land use designation is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project proposes to create eight (8) parcels, with a five (5) acre minimum lot size which is consistent with the Rural: Rural Mountainous (R:RM) land use designation using the Santa Rosa/De Luz General Plan Policy which permits 5 acre lots if maximum slope and septic conditions that are detailed in the policy are met. This project satisfies these conditions. The project meets all other applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell Nos. 7045 and 7142. The project proposes to preserve 10.08 areas of the site, which were determined for conservation through the County Habitat Acquisition and Negotiation Strategy (HANS) Process. Therefore, the proposed project will not conflict with the Conservation Goals prescribed in the Riverside County Integrated Project (RCIP). The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create eight (8) residential lots, and the impact to noise levels would not be significant. Also, the project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The project proposes the creation of eight (8) residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with 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):** Southwest

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

**D. Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum)

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

**F. Policy Area(s), if any:** Santa Rosa Plateau/ De Luz Policy Area

**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Southwest Area Plan to the north, east, south, and west
- 2. **Foundation Component(s):** Rural (R) to the north, east, south, and west
- 3. **Land Use Designation(s):** Rural Mountainous (RM) (10 Acre Minimum) to the north, east, south, and west
- 4. **Overlay(s) and Policy Area(s):** Santa Rosa Plateau/De Luz Policy Area to the north, east, south, and west

**G. 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

**H. Existing Zoning:** Light Agriculture – 20 Acre Minimum (A-1-20)

**I. Proposed Zoning, if any:** Residential Agricultural – 5 Acre Minimum (R-A-5)

**J. Adjacent and Surrounding Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) 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 checked="" 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 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:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> 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 15, 2010  
Date

Matt Straite, Project Planner  
Printed Name

For Carolyn Syms Luna, 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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 is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated as a State Eligible Scenic Highway. The project site, however, is not visible from Interstate 15, and will not have an impact on Scenic Highways.
- b) The project is located on the Santa Rosa Plateau in southwest Riverside County. The surrounding area can be characterized by rural and estate-type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. These concerns include impacts to oak trees and streams. The project proposes grading or ground-disturbing activities to support eight (8) building pads, driveways, and septic systems. The visual impacts of grading will not be significant on this site due to the limited scope of the grading. The project proposes to preserve the existing oak trees. The large watercourse at the westerly and southerly boundaries of the site will also be avoided (Condition of Approval 10.FLOOD RI.2). Aesthetic impacts from this project will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Ordinance No. 655?

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

Findings of Fact:

- a) The project site is located approximately 24.76 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Low-pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shield is required (Conditions of Approval 50.PLANNING.19). These requirements are considered standard conditions of approval; therefore, less than significant impacts are anticipated.

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 will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.
- b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of eight (8) additional single-family residential lots with a minimum size of five (5) acres. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 proposed project is located on land designated as Unique Farmland as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Unique Farmland. It should be noted, however, that the eight (8) single-family homes proposed on this project site are in conformance to the Rural Mountainous (RM) land use designation, in conjunction with the Santa Rosa Plateau/ De Luz Policy Area, assigned under the Riverside County Integrated Project (RCIP) Land Use Map. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the RM land use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.
- b) The proposed project is located on land previously used for the cultivation of avocado groves. The project site is surrounded by vacant land and large-lot, single-family residential homes. The site is within the Rancho California Agricultural Preserve No. 18. Prior to recordation of a final map or issuance of a grading permit, a resolution diminishing the subject property from the boundaries of Agricultural Preserve No. 18 will be adopted (Condition of Approval 50.PLANNING.30 and 60.PLANNING.25). Therefore, the project will have no impact and will not conflict with existing agricultural uses, or a Williamson Act (agricultural preserve) contract. Therefore, there is no impact.
- c) The proposed project is located adjacent to agriculturally zoned property. The project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, the applicant or land divider will be required to place a notification on the ECS prior to map recordation stating that Lots 1-2 and 5-8 of the proposed project are located partially or wholly within 300 feet of land zoned for agricultural purposes (Condition of Approval 50.PLANNING.13). The land divider will also be required to notify all initial and future purchasers of dwelling units within the subject project of the

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

existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses (Condition of Approval 50.PLANNING.27). This is a standard Condition of Approval and is not considered unique mitigation pursuant to CEQA. With the inclusion of this note on the ECS, less than significant impacts related to agriculturally zoned properties are anticipated.

- d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, less than significant impacts will occur.

**Mitigation:**

- 1) Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Agricultural Preserve No. 18 (Condition of Approval 50.PLANNING.30).
- 2) Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Agricultural Preserve No. 18 (60.PLANNING.25).
- 3) Prior to recordation of a final map, a ECS note shall be placed on the final map documents indicating that agricultural use are operating in the area.

**Monitoring:** The mitigation measures will be monitored by the Building and Safety Department and the Planning Department through the plan check process.

**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:**

- a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.



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

b & c) The project site has been used for avocado farming. The site contains some riparian areas, and some oak tree woodland area; however, none of these are considered forest land per the Public Resources Code. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

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

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	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 eight-lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 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 project is located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A natural watercourse meanders in and out of the project site along the western boundary. The western boundary, including the watercourse, is designated as a conservation area, and extends roughly 100 feet from the parcel boundaries. The watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. Prior to recordation, this 10.08-acre area determined for conservation under HANS (Habitat Acquisition and Negotiations Strategy) No. 1876 and as shown on the Final HANS exhibit must be dedicated to the Regional Conservation Authority (Condition of Approval 50.EPD.1). The watercourse shall be delineated and labeled on an Environmental Constraint Sheet (ECS) which accompanies the final map. A note shall be placed on the ECS stating "the watercourses must be kept free of all buildings and obstructions (Condition of Approval 50.FLOOD RI.1). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant after mitigation.
- b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections

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

17.11 or 17.12). However, as stated in Finding of Fact 6a, the 10.08-acre conservation area will be completely avoided, lessening impacts to biological resources protected under the MSHCP. Therefore, less than significant impacts related to threatened or endangered species are anticipated after mitigation.

- c) The project has been required to avoid the 10.08-acre conservation area which traverses the site (refer to Finding of Fact 6a). The avoidance of said conservation area will reduce impacts, either directly or through habitat modifications, on those species identified as 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. The Environmental Programs Department determined that the natural watercourse qualified as a riverine/riparian habitat pursuant to the MSHCP, Section 6.1.2. Therefore, the natural watercourse must be avoided. Impacts are expected to be less than significant after mitigation.
- d) With avoidance of the conservation area, the proposed project will not interfere 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, less than significant impacts to wildlife corridors are anticipated after mitigation.
- e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the final map prior to recordation (Condition of Approval 50.FLOOD RI.1). Therefore, less than significant impacts after mitigation are expected.
- f) The Environmental Programs Department did not identify the natural watercourse as 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. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.
- g) Oak trees are located on site and labeled on the Tentative Map. These oak trees will be protected through a conservation easement prior to map recordation. The land divider shall dedicate to a private or public land conservancy the conservation easement to reduce and mitigate impacts to oak trees and all other existing biological resources (Condition of Approval 50.Planning.11). Additionally, no construction activities or placement of structures will be allowed within the protected zone of any oak tree or oak woodland (Condition of Approval 60.Planning.14). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

Mitigation:

- 1) Prior to recordation, the 10.08-acre area determined for conservation under HANS No. 1876 and as shown on the Final HANS exhibit must be dedicated in fee title or via a conservation easement to the RCA (Regional Conservation Authority) (Condition of Approval 50.EPD.1).

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

- 2) The natural watercourse located along the westerly project boundary shall be delineated and labeled on the Environmental Constraint Sheet (ECS) to accompany the final map. A note shall be placed on the ECS stating, "The watercourses must be kept free of all buildings and obstructions" (Condition of Approval 50.FLOOD RI.1).
- 3) The proposed project will be required to preserve oak trees which are located on site in accordance with the County's Oak Tree Management Guidelines (Conditions of Approval 10.Planning.20, 50. Planning.11, and 60. Planning.10 and 14).

**Monitoring:** The mitigation measures will be monitored by the Riverside County Building and Safety Department through the plan check process.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>	<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:** On-site Inspection, Project Application Materials, Cultural Resources Assessment (PD-A 4605) by L & L Environmental Inc. dated July 30, 2009

**Findings of Fact:**

- a) The project site is presently vacant. A Cultural Resource Assessment found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have no impact to historic resources.
- b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources

**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
<b>9. Archaeological Resources</b>	<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 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, Cultural Resources Assessment (PD-A 4605) by L & L Environmental Inc. dated July 30, 2009

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

Findings of Fact:

a-b) A records search determined fourteen surveys were recorded within a one-mile radius of the project site; as a result of those surveys, one archaeological sites has been previously recorded within one mile of the site. Mitigation has been added to the case to require monitoring during grading activities (COA 60.PLANNING.26). In addition, Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.27).

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 (COA 10.PLANNING.26). 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 Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.26 and 27).

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", County Geologist Comments, RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a low potential for paleontological sensitivity. Review by the County Geologist determined that the project did not have the potential to destroy a unique paleontological resource or unique geological feature. Should any paleontological object be encountered during grading the applicant is required to contact a paleontologist. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the project will have no impact to paleontological resources.

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
--	--------------------------------	--	------------------------------	-----------

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geologic Report No. 2155 by T.H.E. Soils

Findings of Fact:

a) According to RCLIS (GIS database), there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?	<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
--------------------------------	--	------------------------------	-----------

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) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

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

Findings of Fact:

- a) According to Figure S-9, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. Analysis in the Geotechnical Study indicates that the proposed slopes for this project will be stable at the design slope ratios of two to one (2:1) or flatter. Monitoring of the cut slopes during their construction will be performed to verify that there are no discontinuities exposed which may compromise the stability of the finished slopes. The County Geologist has required that all fill slopes are uniformly compacted to a minimum of 90 percent of the maximum dry density of the slope face (Condition of Approval 10.PLANNING.21). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA; therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: Condition of Approval 10.PLANNING.21. The County Geologist has required that all fill slopes are uniformly compacted to a minimum of 90 percent of the maximum dry density of the slope face

Monitoring: The mitigation measures will be monitored by the Riverside County Building and Safety Department through the plan check process.



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

**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: Project Application Materials, GIS database

Findings of Fact:

- a) According to RCLIS (GIS database), the proposed project is not located in a subsistence area; therefore, no impacts are anticipated.

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:

- a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is 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?

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact

- a) The project proposes minimal grading which may slightly alter the site's natural topography. However, the proposed project is in conformance with Santa Rosa Plateau / De Luz Policy Area guidelines, which limit the amount of grading and reduce the allowable alterations to

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

hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.

- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.7). 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.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is 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"/>
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: Project Application Materials, Geology Review, County Geologic Report No. 1867

Findings of Fact:

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 15th to April 15th (Condition of Approval 10.BS GRADE.4). These requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- b) Based on the Geologic Report with concurrence from the County Geologist, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does not feature a sewer system, the residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic systems. Each parcel is over 5 acres in size. Percolation tests have been submitted for each of the proposed lots which conclude that the soils are capable of supporting septic systems. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

<b>19. Erosion</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact:

- a) As proposed the project would avoid the natural watercourses on site. Graded slopes which may infringe into the 100-year storm flow floodway boundaries will be protected from erosion or other flood hazards by a method acceptable to the Building and Safety Departments District Grading Engineer which may include Riverside County Flood Control District's review and approval. However, no graded slope will be allowed which concentrates or diverts drainage flows (Condition of Approval 10.FLOOD.5). With implementation of these measures which are considered standard condition of approval, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, considered less than significant.
- b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). Additionally, Graded but undeveloped land shall provide, in addition to erosion-control planting, any drainage facility deemed necessary to control or prevent erosion (Condition of Approval 10.BS GRADE.4). These are standard conditions of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: Condition of Approval 10.FLOOD.5 requires that no graded slope will be allowed which concentrates or diverts drainage flows.

Monitoring: The mitigation measures will be monitored by the Riverside County Building and Safety Department through the plan check process.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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," Ordinance 460, Section 14.2 and Ordinance 484

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

Findings of Fact:

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because 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 (Condition of Approval 10 BS.GRADE.4). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is a change of zone, consistent with the General Plan, and an eight lot land subdivision of no smaller than 5 acres per parcel. Approval of this tentative track map does not expressly authorize the construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to ~~apartments/condominiums of 70 units; office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet,~~ but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 8 primary units, 16 if all lots also constructed secondary units, and thus their contribution to GHG

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

emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 materials into the environment?

c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the addition of the eight (8) homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

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

- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. 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
--	--------------------------------	--	------------------------------	-----------

**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:

- a) The proposed project is located within a high fire area. The project, however, proposed 100-foot setbacks between structures. In addition, the site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?	<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:

- a) The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. A large drainage area is tributary to the western portion of the site and drains in a well-defined watercourse that meanders in and out of the site along the westerly boundary. The westerly boundary, including the watercourse, is designated as conservation area, which provided a minimum setback of 100 feet from the parcel boundaries. Except for the watercourse along the westerly property line and a low lying area on Parcel 1, the site is considered free from ordinary flood hazard. There is adequate area outside of the natural watercourses for building sites. However, the boundaries of the stream shall be protected from erosion, by a method acceptable to the County. The project includes grading to create eight (8) residential building pads. However, the stream will not be adversely affected by grading or construction with complete avoidance of the stream (Condition of Approval 50.EPD.1 and 10.FLOOD RI.2). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The development has submitted a Water Quality Management Plan (WQMP) Which identifies site design Best management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.
- c) Water service will be supplied by the Western Municipal Water District. The proposed project will not 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, there is no impact.
- 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.FLOOD RI.5). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.



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

- e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse does traverse the site. The parcel layout and building pads have been designed to avoid encroachment into the watercourse (Condition of Approval 10.FLOOD RI.2). 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. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse does traverse the site. The project design will avoid encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

**Mitigation:** The natural watercourse located along the westerly project boundary shall 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 (Condition of Approval 10.FLOOD RI.2).

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety during 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"/>
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"/>

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

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

- a) A watercourse impacts the site along the westerly property line. The site has been designed to avoid alterations to the natural watercourses. The watercourse will be kept clear of all buildings and obstructions (Condition of Approval 50.FLOOD RI.1). The stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. To reduce these impacts, the development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans. Note that treatment control BMPs are not required and have not been identified and have not been identified in the WQMP. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Therefore, it is not anticipated that offsite flows will be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.
- c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.5). A low lying area on Parcel 1 may be impacted during a flooding event. With adherence to this mitigation, 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. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.
- 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 as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation:

- 1) The natural watercourse located along the westerly project boundary shall 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 (Condition of Approval 50.FLOOD RI.1).
- 2) The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Flood Control District for review (Condition of Approval 10.FLOOD RI.5).

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

**Monitoring:** Monitoring shall be conducted by the Flood Control District and the Department of Building and Safety during the plan check process.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<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 Tentative Tract Map proposes a subdivision of 44.66 gross acres into eight (8) residential parcels with a minimum size of five (5) gross acre. This subdivision is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) land use designation and the future anticipated growth on the Santa Rosa Plateau. 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.

<b>28. Planning</b>	<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, GIS database

**Findings of Fact:**

- a) The proposed project site is currently zoned Light Agriculture – 20 Acre Minimum (A-1-20). However, the proposed project includes a Change of Zone which would change the existing

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

zoning to Residential Agricultural – 5 Acre Minimum (R-A-5). The proposed development, a subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of five (5) acres, is consistent with the standards for the proposed zoning. No impacts related to zoning will occur.

- b) The site is surrounded by land which is zoned Light Agriculture – 10.Acre Minimum (A-1-10) to the north, east, and south, Light Agriculture – 20 Acre Minimum (A-1-20) to the south, and Residential Agricultural – 10 Acre Minimum (R-1-10) to the west; therefore, the proposed project is compatible with the existing surrounding zoning.
- c) The proposed project is surrounded by large-lot, single-family homes to the north, east, and south, vacant land to the east, south, and west, and orchards to the south and west. The project is proposing five-acre, single-family residential parcels which will be compatible with existing and future land uses in the area.
- d) The land use designation for the proposed project site is Rural: Rural Mountainous (R:RM) (10 Acre Minimum). The project is proposing to subdivide 44.66 acres into eight (8) residential parcels with a minimum lot size of five (5) acre. This subdivision is consistent with the Rural: Rural Mountainous (R:RM) (10 acre minimum) land use designation in conjunction with the Santa Rosa Plateau/De Luz Policy Area, which allows for five (5) acre minimum lot sizes. The proposed project will not result in an alteration of the present or planned land use of this area. The proposed project is 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 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:

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

- a) The proposed project is located within an area designates as MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist. However, the significance of the deposits is undetermined. The project area has not been used for mining. 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. Therefore, there is no impact.
- 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 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 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:**

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

- 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**

NA  A  B  C  D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, 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 measures are required.

Monitoring: No monitoring measures are required.

**32. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The proposed project is not located in the vicinity of a major highway. Therefore, there is 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, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

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

**Findings of Fact:**

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 the construction 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. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 ten-acre 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 31a, construction hours would be limited due to the proximity

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

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.

- 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.

<b>POPULATION AND HOUSING</b> Would the project					
<b>35. Housing</b>		<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, GIS database, 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.



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

- 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 subdivision of 44.66 acres into eight (8) residential parcels, which equates to an increase of twenty-one (21) additional persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.11). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. 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
--------------------------------	--	------------------------------	-----------

**37. Sheriff Services**

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

Source: RCIP

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and Lake Mathews/Woodcrest area. The RCSD operates out of stations in Perris, Elsinore and the Southwest Station for Sun City/Menifee area. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.11). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

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

Source: RCIP

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects

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

fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

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

Source: RCIP

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

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

- a) The scope of the proposed project does not involve the construction or 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 twenty-one (21) 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 Southwest Planning Area. 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.8 and 90.Planning.3). 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: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

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, 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<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 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, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) 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.

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) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

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

g) It is not anticipated that there will be 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 required.

Monitoring: No monitoring required.

<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: RCIP

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Western Municipal Water District and 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. Therefore, there is no impact.

b) The proposed project will be served by the Western Municipal Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require

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

new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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) 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.

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:

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

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. 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.

**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

Findings of Fact:

a,b,c) The project proposes the addition of eight (8) 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 Southern California Edison, Southern California Gas, 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.

h)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
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation required.

Monitoring: No monitoring required

**49. Energy Conservation**

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

Source:

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

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 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)?

Source: Staff review, Project Application Materials

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

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

<b>52.</b> 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:

CAPCOA, CEQA and Climate Change, January 2008.

GIS:Riverside County Geographic Information System database.

Southwest Area Plan, adopted October 2003.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

County Geologic Report No. 1867 prepared by T.H.E. Soils Co., Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Residential Development, Tentative Tract 35815; APN: 933-040-017, 45.15-Acres (gross), Northwest Corner of Carancho and El Calamar Roads, Temecula Area, Riverside County, California", dated April 17, 2009.

Cultural Resources Assessment (PD-A 4605) by L & L Environmental Inc. dated July 30, 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**

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,

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

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.

File: TR35815 EA new format.doc

Revised: 8/16/2010 10:58 AM

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

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 Tract Map No. 35815 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 35815, Amended No. 1, dated 8/25/09

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 a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8.

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.

10. EVERY. 4                      MAP - 90 DAYS TO PROTEST                      RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10. EVERY. 4                    MAP - 90 DAYS TO PROTEST (cont.)                    RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

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.

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-G1.6 DUST CONTROL                    RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5                    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. 6                    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. 7                    MAP-G2.9DRNAGE & TERRACING                    RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.BS GRADE. 8                    MAP-G2.10 SLOPE SETBACKS                    RECOMMND

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

10.BS GRADE. 9                    MAP\* - NO GRDG & SUBDIVIDING                    RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10                    MAP-G2.22 PVT RD GDG PMT                    RECOMMND

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    RCWD POTABLE WATER SERVICE                    RECOMMND

Tract Map#35815 is proposing Rancho Water District potable (RCWD) water service only. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 2                    NO OWTS/ATUs IN EASEMENTS                    RECOMMND

All components of any proposed Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) must remain outside of any dedicated easements.

10.E HEALTH. 3                    OWTS/ATUs MAINTAIN SETBACK                    RECOMMND

All proposed onsite wastewater treatment systems (OWTS) and/or proposed advanced treatment units (ATUs) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within Environmental Constraint Areas including specified "Do Not Disturbed Areas" without written consent from the appropriate regulatory agency.

08/16/10  
11:14

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.E HEALTH. 4 SAN DIEGO RWQCB CLEARANCE RECOMMND

Clearance from the San Diego Regional Water Quality Control Board (SDRWQCB) may be required to ensure that the project complies with current SDRWQCB Basin Plan Requirements. Please contact SDRWQCB at (858) 467-2952 for further information.

10.E HEALTH. 5 SOILS PERCOLATION REPORT RECOMMND

Preliminary soils percolation reports were submitted to the Department of Environmental Health (DEH) for review for the purposes of planning approval:

T.H.E. Soils Co. Work Order#1380901.01 Dated 4/20/09  
-Lots 2, 3, 7, and 8

Megaland Engineers and Associates Report#SS 05-236  
Dated 2/12/06  
-Lots 1, 4, 5, 6

At the discretion of DEH, these soils percolation reports may be utilized in the design of an Onsite Wastewater Treatment System (OWTS) or Advanced Treatment Unit (ATU). However, further requirements may apply pending DEH review.

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-#16-HYDRANT/SPACING RECOMMND

Schedule D fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 09/10/09

RECOMMND.

Tract Map No. 35815 proposes a Schedule D subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. The site is located in the Southwest area (Santa Rosa Plateau), at the northwest corner of El Calamar Road and Carancho Road.

A large drainage area is tributary to the western portion of the site and drains in well defined watercourse that meanders in and out of the site along the west boundary. The west boundary, including the watercourse, is designated as conservation area, which provides a minimum setback of 100 feet from the parcel boundaries. Except for the watercourse along the western property line and a low lying area of Parcel 1, the site is considered free from ordinary flood hazard. 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. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development has submitted a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source control BMPs to be incorporated into the project plans. Note that treatment control BMPs are not required and have not been identified in the WQMP. Site design BMPs includes minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee



TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD RPT 09/10/09 (cont.)                    RECOMMND

Worksheet and the appropriate plan check fee deposit."  
Based on the submitted exhibit, this would impact Parcels 1  
through 5, 7, and 8.

10.FLOOD RI. 2                    MAP WELL DEFINED WATERCOURSES                    RECOMMND

The topography of the area consists of well defined ridges  
and natural watercourses which traverse the property.  
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.

10.FLOOD RI. 5                    MAP PERP DRAINAGE PATTERNS                    RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1                    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 D, unless modified by  
the conditions listed herein.

10.PLANNING. 2                    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.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 11                   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 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. 12                   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.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 15                   MAP - OFF-HIGHWAY VEHICLE USE                   RECOMMND

No off-highway vehicle use shall be allowed on any parcel within the proposed project.

10.PLANNING. 16                   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. 18                   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 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. 20                   USE - OAK TREE REMOVAL                   RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 20 USE - OAK TREE REMOVAL (cont.) RECOMMND

project's approved landscaping plans.

10.PLANNING. 21 MAP - GEO02155 RECOMMND

County Geologic Report (GEO) No. 2155, submitted for this project (TR35815) was prepared by T.H.E. Soils Co., Inc. and is entitled: "Preliminary Geotechnical Investigation, Proposed Residential Development, Tentative Tract 35815; APN: 933-040-017, 45.15-Acres (gross), Northwest Corner of Carancho and El Calamar Roads, Temecula Area, Riverside County, California", dated April 17, 2009.

GEO02155 concluded:

- 1.The site is expected to experience strong ground motions from earthquakes on regional and/or local causative faults.
- 2.The closest known major fault is the Elsinore fault zone (Glen Ivy segment) located approximately 6.5-kilometers to the northeast.
- 3.Ground rupture during seismic event is anticipated to be low.
- 4.The liquefaction potential is anticipated to be low.
- 5.The potential for landsliding during a seismic event is considered low.
- 6.The settlement potential, under seismic loading conditions for the onsite materials is low.
- 7.The potential for rockfall is anticipated to be low.
- 8.Seiches and tsunamis are not considered potential hazards of the site.

GEO02155 recommended:

- 1.Prior to commencement of site development, the site should be cleared of any vegetation, existing asphalt driveways, concrete foundations, water lines, electric lines, etc.,
- 2.A keyway should be established along the toe of any proposed fill slopes.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - GEO02155 (cont.)

RECOMMND

3.The undifferentiated alluvial/colluvial soils and unweathered bedrock materials should be completely removed by benching during rough grade operations.

GEO No. 2155 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2155 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. 22 MAP - ON SITE TREE MAINTINANCE

RECOMMND

All agricultural tree production and the trees themselves shall remain and shall be farmed by the future parcel owner or by designee, so long as it is economically viable. The absence of economic viability may be demonstrated by evidence which may include mandated water reductions by the appropriate water purveyor, rising water rates, extreme weather conditions, wildfires, adverse economic conditions, and other similar factors. The determination of the absence of economic viability shall be made administratively by the Director of the Planning Department. Lack of appropriate maintenance shall represent a violation of these conditions of approval and is subject to appropriate code enforcement actions. Lack of appropriate maintenance shall include, but not be limited to, removal by any means of live productive fruit bearing trees, a lack of harvesting and/or a failure to remove dead trees.

10.PLANNING. 23 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 5,000 square feet or more of landscaped area, the developer/permit 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

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 23                   MAP - LC LANDSCAPE REQUIREMENT (cont.)                   RECOMMND

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,
- 5) Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

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. 24                   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/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 25                   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 project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 25

MAP - LOW PALEO (cont.)

RECOMMND

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 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

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 25           MAP - LOW PALEO (cont.) (cont.)           RECOMMND

material prior to being curated.

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. 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



TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.PLANNING. 27                    GEN - INADVERTANT ARCHAEO FIND (cont.)                    RECOMMND

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 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.

TRANS DEPARTMENT

10.TRANS. 1                    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 are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2                    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.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

10. GENERAL CONDITIONS

10.TRANS. 3                    MAP - NO ADD'L ON-SITE R-O-W                    RECOMMND

No additional on-site right-of-way shall be required on Carancho Road and El Calamar Road since adequate right-of-way exists, per PM 8/79.

10.TRANS. 4                    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. 5                    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. 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.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1                    MAP - MSHCP CONVEYANCE                    RECOMMND

PRIOR TO RECORDATION OF TRACT MAP 35815 THE 10.08 ACRE AREA DETERMINED FOR CONSERVATION UNDER HANS 1876 AND AS SHOWN ON THE FINAL HANS EXHIBIT DATED 7/10/08 MUST BE DEDICATED IN

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.EPD. 1                    MAP - MSHCP CONVEYANCE (cont.)                    RECOMMND  
  
FEE TITLE OR VIA A CONSERVATION EASEMENT TO THE RCA  
(REGIONAL CONSERVATION AUTHORITY).

50.EPD. 2                    EPD - MSHCP GRADING                    RECOMMND  
  
No impacts from grading including manufactured slopes shall occur within any conservation or other biologically constrained areas and must be clearly delineated on all exhibits.

50.EPD. 3                    EPD - FUEL MOD ZONES/MSHCP                    RECOMMND  
  
No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

50.EPD. 4                    EPD - MSHCP BARRIERS                    RECOMMND  
  
The project shall submit a fencing plan that will provide adequate separation between the project and adjacent conservation areas as outlined in Section 6.1.4 of the WRMSHCP to EPD for review prior to project approval and barriers shall be shown on the final project exhibit for approval. Some exception will be allowed for contiguous avocado grove areas per planning commission direction. These grove areas must be shown on an exhibit in order to be exempted from fencing.

50.EPD. 5                    EPD - MSHCP LANDSCAPING REVIEW                    RECOMMND  
  
A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

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 "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.FIRE. 1                      MAP-#7-ECS-HAZ FIRE AREA (cont.)                      RECOMMND

building constructed on lots created by this land ~~division~~ shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

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 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. 4                      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. 5                      MAP-#004-ECS-FUEL MODIFICATION                      RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall ~~prepare and submit to~~ the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.FIRE. 5                      MAP-#004-ECS-FUEL MODIFICATION (cont.)                      RECOMMND

along common boundaries between rear yards and open space.  
d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

50.FIRE. 6                      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. 7                      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. 1                      MAP DELINEATE WC ON ECS (PAR1)                      RECOMMND

The natural watercourse that traverses Parcel 1 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions".

50.FLOOD RI. 5                      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

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5                      MAP SUBMIT ECS & FINAL MAP (cont.)                      RECOMMND

approval. All submittals shall be date stamped by ~~the~~ the engineer and include the appropriate plan check fee.

A note shall be placed on the ECS stating that "This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 5,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District.

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." Based on the submitted exhibit, this would impact Parcels 1 through 5, 7, and 8.

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 - FINAL MAP PREPARER                      RECOMMND

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

50.PLANNING. 3                      MAP - SURVEYOR CHECK LIST                      RECOMMND,

he 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 five (5) gross acres.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural - 5 Acre Minimum (R-A-5) zone, and with the Riverside County Integrated Project (RCIP).

50.PLANNING. 8                    MAP - QUIMBY (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 or other approved entity 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. 12                    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. 13                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 1-2 and 5-8, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

50.PLANNING. 19                    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. 26                    MAP - COMPLY WITH ORD 457                    RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 27                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial



TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.PLANNING. 27           MAP - AG/DAIRY NOTIFICATION (cont.)           RECOMMND

and all future purchasers of dwelling units within the subject project.

50.PLANNING. 28           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. 29           MAP - AG PRES CANCEL (1)           RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG01000, located with Rancho California Agricultural Preserve No. 18, and shall have adopted a resolution. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

50.PLANNING. 30           MAP - AG PRES (NONR) (1)           RECOMMND

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 18, under Agricultural Preserve Case No. AG01000. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR) (2)."

TRANS DEPARTMENT

50.TRANS. 1               MAP - AGGREGATE/40' GRADED           RECOMMND

Street "A" shall be improved with 32 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 50 foot full-width dedicated right-of-way.

50.TRANS. 2               MAP - IMP PLANS           RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile at a grade and alignment as approved by De Luz Community Service District. Completion of road improvements does not imply

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

50. PRIOR TO MAP RECORDATION

50.TRANS. 2                      MAP - IMP PLANS (cont.)                      RECOMMND

acceptance for maintenance by De Luz Community Service District.

50.TRANS. 3                      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. 4                      MAP - COMPLY W/CSD RECOMM                      RECOMMND

The landdivider shall comply with the De Luz Community Services District's recommendations as outlined in their letter dated October 16, 2008.

50.TRANS. 5                      MAP - STREET NAME SIGN                      RECOMMND

The land divider shall install street name sign(s) at the intersection of street "A" and El Calamar Road in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 6                      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. 7                      MAP- CORNER CUT-BACK I/SUR                      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-G2.1 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

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP-G2.1 GRADING BONDS (cont.)                    RECOMMND

yards are exempt.

60.BS GRADE. 2                    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. 3                    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. 4                    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.

60.BS GRADE. 5                    MAP-G2.12SLOPES IN FLOODWAY                    RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 5                    MAP-G2.12SLOPES IN FLOODWAY (cont.)                    RECOMMND

flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

60.BS GRADE. 6                    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. 7                    MAP-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. 11                    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.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 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.

60.BS GRADE. 13 MAP-EXTG AGRICULTURAL GRADING

RECOMMND

The information provided indicates that agricultural grading exists on all lots of Tract Map 35815.

All grading performed under the agricultural grading is not to be construed as complying with any County of Riverside grading, building or land use codes or ordinances. Therefore, prior to the issuance of a grading permit, the applicant shall provide the Building and Safety Department Grading Division with documentation from a registered civil engineer and/or soils engineer indicating whether reclamation of the site is required, how the site will be reclaimed and how much grading is required to reclaim the site. Documentation can be in the form of a signed and stamped letter and/or report from the registered civil or soils engineer. A separate reclamation plan may be required based on the documentation provided unless the reclamation can be addressed on the grading plan.

60.BS GRADE. 14 MAP-DELINATE MSHCP CONSR AREA

RECOMMND

Prior to the issuance of a grading permit, the grading plan shall delineate the MSHCP Conservation Area.

EPD DEPARTMENT

60.EPD. 1 EPD - MSHCP CONVEYANCE

RECOMMND

As determined through the Habitat Evaluation and Acquisition Negotiation Strategy (HANS file # 1876), established by the Western Riverside County Multiple

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1

EPD - MSHCP CONVEYANCE (cont.)

RECOMMND

Species Habitat Conservation Plan, a total of 10.08 acres as shown on Exhibit "A" shall be offered for dedication to the Western Riverside County Regional Conservation Authority (RCA), as County directs or authorizes, and accepted by the RCA prior to issuance of any grading permit. Prior to acceptance of the offer of dedication by the RCA, the applicant shall submit a preliminary title report and Phase 1 Environmental Site Assessment for the dedication acreage, to the RCA for its review and approval. The RCA shall have sole and absolute discretion with respect to the approval of the information contained in the preliminary title report and the Phase 1 Environmental Site Assessment. Title to the dedication acreage shall be free and clear of all liens, encumbrances, easements, leases (recorded and unrecorded) and taxes except those encumbrances and easements, which are in the sole discretion of the RCA are acceptable. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

60.EPD. 2

EPD - MSHCP BMPs

RECOMMND

Prior to issuance of any grading permit Best Management Practices (BMP's) shall be installed to prevent impacts to the Riparian/Riverine Drainages present on the project site. BMP's shall include but are not limited to installation of silt fencing and erosion control measures along all sides of the drainages to insure that grading activities do not impact downstream functions and values. Silt fencing shall be installed around all proposed grading activities. All BMP's shall be installed by a qualified biologist currently holding a MOU with the County. EPD shall be contacted directly once BMP's are installed and EPD shall confirm that all BMP's are secure and in place prior to issuance of any grading permit. EPD may be contacted directly at 951-955-6892 for any questions.

60.EPD. 3

EPD-NO GRADING IN CONSERVATION

RECOMMND

No impacts including manufactured slopes are allowed with any areas required for conservation or constrained due to sensitive biological resources. The grading plans for this project shall be reviewed by EPD to ensure there are no impacts to these areas. The grading plans must clearly delineate where these areas occur and indicate that no impacts are proposed in these areas. These areas shall be

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 EPD-NO GRADING IN CONSERVATION (cont.) RECOMMND

physically staked off on the site and EPD shall visit the site to inspect these avoidance measures prior to issuance of any grading permits for this property. In addition EPD shall inspect the site to ensure proper BMPs are being incorporated to minimize impacts to these areas.

60.EPD. 4 EPD - MSHCP FUEL MOD ZONES RECOMMND

No impacts from fuel mod zones for fire clearance shall occur within any conservation or other biologically constrained areas. All fuel mod zones and conservation or biologically constrained areas shall be clearly delineated on all exhibits.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 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

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 1                    MAP EROS CNTRL AFTER RGH GRAD (cont.)                    RECOMMND

facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 5                    MAP SUBMIT PLANS MINOR REVIEW                    RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

PLANNING DEPARTMENT

60.PLANNING. 5                    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. No grading outside the proposed driveways and/or pad sites is permitted with these conditions or this proposed project.

60.PLANNING. 7                    MAP - SLOPE GRADING TECHNIQUES                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.



TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 8 MAP - GRADING & BRUSHING AREA

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 10 MAP - OAK TREE PRESERVATION

RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.

3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.

4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.

5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.

6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10

MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

zone.

7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.

8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.

9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.

11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.

12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these guidelines.

13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 14                    MAP - OAK TREE EASMNT (2)                    RECOMMND

The land divider/permit holder shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purposes of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department - Development Review Division for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft document, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for Planning Department records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 50.PLANNING.11 has been complied with.

60.PLANNING. 15                    MAP - SKR FEE CONDITION                    RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.66 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.

60.PLANNING. 16                    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.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17                    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 - AG PRES CANCEL (2)                    RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG01000 located within Rancho California Agricultural Preserve No. 18, and shall have adopted a resolution. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

60.PLANNING. 23                    MAP - REQUIRED APPLICATIONS                    RECOMMND

No grading permits shall be issued until Change of Zone No. 7659 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 24                    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. 25                    MAP - AG PRES (NONR) (2)                    RECOMMND

Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 18, under Agricultural Preserve Case No. AG01000. Compliance with ~~this condition will~~ satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - SPECIAL INTEREST MONITOR

RECOMMND

As a result of archaeological study (PD-A-4605) and information submitted by the Pechanga Band of Luiseno Indians, tribal monitoring shall be required for any grading or other earth-disturbing activities.

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: 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

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26                    MAP - SPECIAL INTEREST MONITOR (cont.)                    RECOMMND

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. 27                    MAP - CULTURAL RESOURCES PROFE                    RECOMMND

As a result of archaeological study (PD-A-4605) and additional information provided by the Pechanga Band of Luiseno Indians, archaeological monitoring of any grading or other earth-disturbing activities 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.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27                    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.

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. 1                    ENV HEALTH CLEARANCE REQUIRED                    RECOMMND

Upon building submittal the applicant must submit at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record and drawn to an appropriate scale showing the location of all required detail as specified in the Department of Envirnomental Health (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. Any significant grading at the proposed onsite wastewater treatment system (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.

80.E HEALTH. 2                    DEH SITE EVALUATION REQUIRED                    RECOMMND

The Department of Environmental Health (DEH) site evaluation is required. The applicant must ensure that the groundwater detection boring (4" perforated pipe installed

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 2 DEH SITE EVALUATION REQUIRED (cont.) RECOMMND

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.\*\*

EPD DEPARTMENT

80.EPD. 1 EPD - MSHCP GRADING INSPECTION RECOMMND

EPD shall visit the site prior to issuance of any building permit to ensure no grading has occurred in any conservation or other biologically constrained areas.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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



TRACT MAP Tract #: TR35815

Parcel: 933-040-017

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                    MAP SUBMIT PLANS MINOR REVIEW (cont.)                    RECOMMND  
deposit.

PLANNING DEPARTMENT

80.PLANNING. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND  
All utility extensions within a lot shall be placed underground.

80.PLANNING. 11                    MAP - SCHOOL MITIGATION                    RECOMMND  
Impacts to the Murrieta Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                    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

BS GRADE DEPARTMENT

90.BS GRADE. 1                    MAP-G4.1E-CL 4:1 OR STEEPER                    RECOMMND  
Plant and 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 as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2                    MAP-G4.2 1/2"/FT/3FT MIN                    RECOMMND  
Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1                   USE- E.HEALTH CLEARANCE REQ                   RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2                   USE-FEE STATUS                   RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

EPD DEPARTMENT

90.EPD. 1                   EPD - MSHCP BARRIER INSPECTION                   RECOMMND

EPD shall visit the site prior to final inspection to ensure proper barriers for conservation or other biologically constrained areas as required during MSHCP consistency review have been incorporated and properly constructed onsite.

90.EPD. 2                   EPD - MSHCP LANDSCAPING INSPCT                   RECOMMND

EPD shall visit the site prior to final inspection to ensure the landscaping in place matches what was provided in the initial landscaping plan.

90.EPD. 3                   EPD - UWIG LIGHTING                   RECOMMND

EPD shall visit the site prior to final inspection to ensure proper shielding has been utilized or that lighting has been directed away from adjacent conservation areas.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1                   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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto:fcnpdes@co.riverside.ca.us), or the toll free number

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.)

RECOMMND

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 assured prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - QUIMBY (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.

90.PLANNING. 10 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 44.66 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

08/16/10  
11:14

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

TRACT MAP Tract #: TR35815

Parcel: 933-040-017

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

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.

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

DATE: July 15, 2010

**TO:**

1st District Supervisor  
1st District Planning Commissioner  
Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.

Co. Geologist  
Environmental Programs Dept.  
P.D. Trails – J. Jolliffe  
P.D. Archaeologist  
Riv. Transit Agency  
Riv. Sheriff's Dept.  
Riv. Co. Waste  
West Municipal Water District

Murrieta Valley Unified School Dist.  
Southern Calif. Edison Co.  
Southern Calif. Gas  
Eastern Information Center  
Santa Rosa Plateau Riding Club  
Santa Rosa CSD

CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815 - EA41950 - Applicant: Foli Family Partnership - Engineer/ Representative: VSL Engineering - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) - Location: Northwesterly corner of El Calamar Road and Carancho Road - 44.66 Gross Acres - Zoning: Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: The Change of Zone proposes to change the project site's current zoning classification from Light Agriculture - 20 Acre Minimum (A-1-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. - APN: 933-040-017 - Related Case: HANS01876

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 25, 2008**. 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.

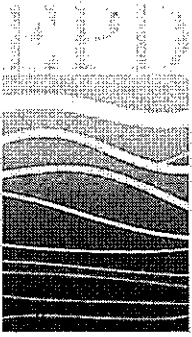
Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at (951) 955-0545 or email at [mstraite@rcitlma.org](mailto:mstraite@rcitlma.org) / **MAILSTOP# 1070**.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



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

**Environmental Programs Department**

*Carolyn Syms Luna*  
Director

August 15, 2008

Foli Family Partnership  
P.O. Box 1762  
Fallbrook, CA 92088

Dear Foli Family Partnership:

**Re: JPR 08-07-07-01 Determination Letter – Partial Conservation/HANS II not required**  
**HANS No. 1876**  
**Case No. PAR01216**  
**Assessor's Parcel Number(s): 283-120-018**

This letter is to inform you that the HANS determination for the subject property was forwarded to the Regional Conservation Authority (RCA) for Joint Project Review (JPR) pursuant to Section 6.6.2 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). As stated on the attached "RCA JPR Review", the RCA has concurred with the County that partial conservation is described for this property (exhibit attached).

The Environmental Programs Department (EPD) is recommending no compensation for the partial conservation of this property. A HANS II meeting will not be required. You may proceed with the planning process for the remainder of the property. Please note that this determination does not preclude compliance with any conditions incorporated into your final project approval.

If you have questions concerning the attached comments, please contact the EPD at (951) 955-6892.

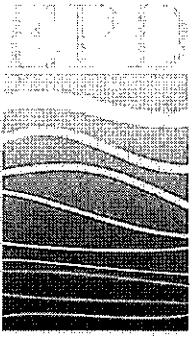
Sincerely,

ENVIRONMENTAL PROGRAMS DEPARTMENT

Michael Richard  
Ecological Resources Specialist

MR:mt

xc: Karin Watts-Bazan, Deputy County Counsel  
Greg Neal, EPD  
Monica Thill, EPD  
Ken Graff, RCA  
Sarah Lozano, RCA  
Stephanie Standerfer, RCA  
Brian Beck, RCA



**COUNTY OF RIVERSIDE**  
*TRANSPORTATION AND LAND MANAGEMENT AGENCY*  
**Environmental Programs Department**

*Carolyn Syms Luna*  
Director

December 13, 2007

Foli Family Partnership  
P.O. Box 1762  
Fallbrook, CA 92088

Dear Foli Family Partnership:

**RE: HANS No. 1876**  
**Case No. PAR01174**  
**Assessor's Parcel No(s): 933-040-017**

Pursuant to the Multiple Species Habitat Conservation Plan (MSHCP) and the County's General Plan, we have reviewed your Habitat Acquisition and Negotiation Strategy (HANS) application for the subject property.

The MSHCP criteria describes conservation for this property as shown on the attached aerial photo exhibit. No development may occur within the described conservation area. If you wish to discuss this determination, please submit the enclosed waiver for the HANS I review period to Mary Stark within the next 10 calendar days. Upon receipt of your written request, Ms. Stark will notify you of your scheduled "HANS I Extended" meeting. (HANS meetings are usually held on Wednesday mornings at the County Administrative Center.)

If we do not receive the attached waiver within 10 days, we will proceed with preparing a file for Joint Project Review (JPR) by the Regional Conservation Authority (RCA). Please see the attached checklist for other MSHCP requirements that must be met prior to transmittal to the RCA. All HANS cases must be processed through JPR before being scheduled for public hearing.

**Effective August 1, 2006, the RCA implemented the attached cost recovery policy that requires those projects that are subject to the JPR process to tender a deposit of \$1,500 to the RCA.<sup>1</sup> The RCA will contact you when the deposit for JPR is due.**

Please note that other state and federal regulations may be applicable to the development of your property. If you have further questions concerning this determination or the HANS process, please contact the Environmental Programs Department at (951) 955-6892.

Sincerely,

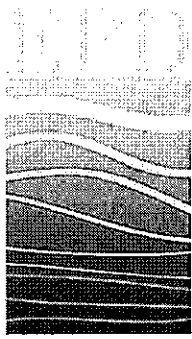
ENVIRONMENTAL PROGRAMS DEPARTMENT

Gregory A. Neal  
Deputy Director

GAN:ms

xc: Michael Richard, Ecological Resource Specialist

<sup>1</sup>Authority: RCA Board Resolution No. 06-05, Adopted 07-05-06



Carolyn Syms Luna  
Director

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

**Environmental Programs Department**

**Checklist of Actions Necessary to Implement the  
Terms and Conditions of the MSHCP**

**HANS Case#: 1876**

**Date: December 13, 2007**

**Permit or Development Application Case Number(s): PAR01174**

**Report(s) must be prepared by a consultant with an MOU on file with the County of Riverside.**

**A list of Biological Consultants can be found at:**

<http://www.tlma.co.riverside.ca.us/epd/documents/BioConsultantsList.pdf>

Requires Lands within Project Boundaries to be Included in the MSHCP Conservation Area (See Attached Exhibit)

Requires Compliance with MSHCP Riparian/Riverine Areas, Vernal Pool, and Fairy Shrimp Requirements (MSHCP, Section 6.1.2)

Requires Compliance with MSHCP Narrow Endemic Plants Policies (MSHCP, Section 6.1.3 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Brand's phacelia                   | <input type="checkbox"/> Munz's mariposa lily           | <input type="checkbox"/> Slender-horned spine flower       |
| <input checked="" type="checkbox"/> California Orcutt grass | <input type="checkbox"/> Munz's onion                   | <input checked="" type="checkbox"/> Spreading navarretia   |
| <input checked="" type="checkbox"/> Hammitt's clay-cress    | <input type="checkbox"/> San Diego ambrosia             | <input checked="" type="checkbox"/> Wright's trichocoronis |
| <input type="checkbox"/> Johnston's rockcress               | <input type="checkbox"/> San Jacinto Mountains bedstraw | <input type="checkbox"/> Yucaipa onion                     |
| <input checked="" type="checkbox"/> Many-stemmed dudleya    | <input checked="" type="checkbox"/> San Miguel savory   |  |

Requires Compliance with Urban/Wildlands Interface Policies (MSHCP, Section 6.1.4)

Requires Compliance with Database Updates/Additional Survey Requirements (MSHCP, Section 6.3.2 and Errata to MSHCP). Habitat Assessments and Potentially Focused Surveys are required for:

<p><b>Plants</b></p> <p><input checked="" type="checkbox"/> Coulter's goldfields</p> <p><input checked="" type="checkbox"/> Davidson saltscale</p> <p><input checked="" type="checkbox"/> Heart-leafed pitcher sage</p> <p><input type="checkbox"/> Little mouseltail</p> <p><input type="checkbox"/> Mud nama</p> <p><input type="checkbox"/> Nevin's barberry</p>	<p><input checked="" type="checkbox"/> Parish's brittlescale</p> <p><input checked="" type="checkbox"/> Prostrate navarretia</p> <p><input checked="" type="checkbox"/> Round-leafed filaree</p> <p><input type="checkbox"/> San Jacinto Valley crownscale</p> <p><input type="checkbox"/> Smooth tarplant</p> <p><input type="checkbox"/> Thread-leafed brodiaea</p> <p><input type="checkbox"/> Vail Lake Ceanothus</p>	<p><b>Bird</b></p> <p><input type="checkbox"/> Burrowing owl</p>
<p><b>Amphibian</b></p> <p><input type="checkbox"/> Arroyo toad</p> <p><input type="checkbox"/> California red-legged frog</p> <p><input type="checkbox"/> Mountain yellow-legged frog</p>		<p><b>Mammal</b></p> <p><input type="checkbox"/> Aguanga kangaroo rat</p> <p><input type="checkbox"/> San Bernardino kangaroo rat</p> <p><input type="checkbox"/> Los Angeles pocket mouse</p> <p><b>Invertebrate</b></p> <p><input type="checkbox"/> Delhi Sands Flower Loving Fly</p>



# HABITAT ASSESSMENT

for

**MSHCP Riparian/Riverine Areas, MSHCP Narrow Endemic Plants**  
(California Orcutt grass, Hammitt's clay-cress, many-stemmed dudleya, San Miguel savory, spreading navarretia, and Wright's trichocoronis), and **MSHCP-identified Species with Additional Survey Requirements** (Coulter's goldfields, Davidson saltscale, heart-leaved pitcher sage, Parish's brittle-scale, prostrate navarretia, round-leaved filaree).

APN: 933-040-017

Planning Cases: PAR01174 ; HANS 01876; TR35815

A 42.15-acre property, all areas surveyed.

The Site is in the Santa Rosa/De Luz community, an unincorporated area of Riverside County, California; T8S, R4W, Section 11 on the U.S. Geological Survey (USGS) Fallbrook, CA 7.5 minute quad. The Site is on the northwest corner of Carancho Rd. and El Calamar Rd., approximately 1.29 miles northwest from the intersection of De Luz Rd. and Carancho Rd.

*Prepared for:*  
**Foli Family Partnership**  
Attn: Fran White  
P.O. Box 1762  
Fallbrook, CA 92088  
(760) 695-7885

*Prepared by:*  
Margaret Bornyasz  
**M. J. Klinefelter**  
40935 County Center  
Drive, Suite D  
Temecula, CA 92591  
(951) 296-9814  
margaret@4gis.com

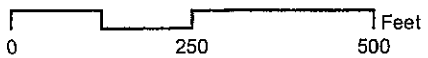
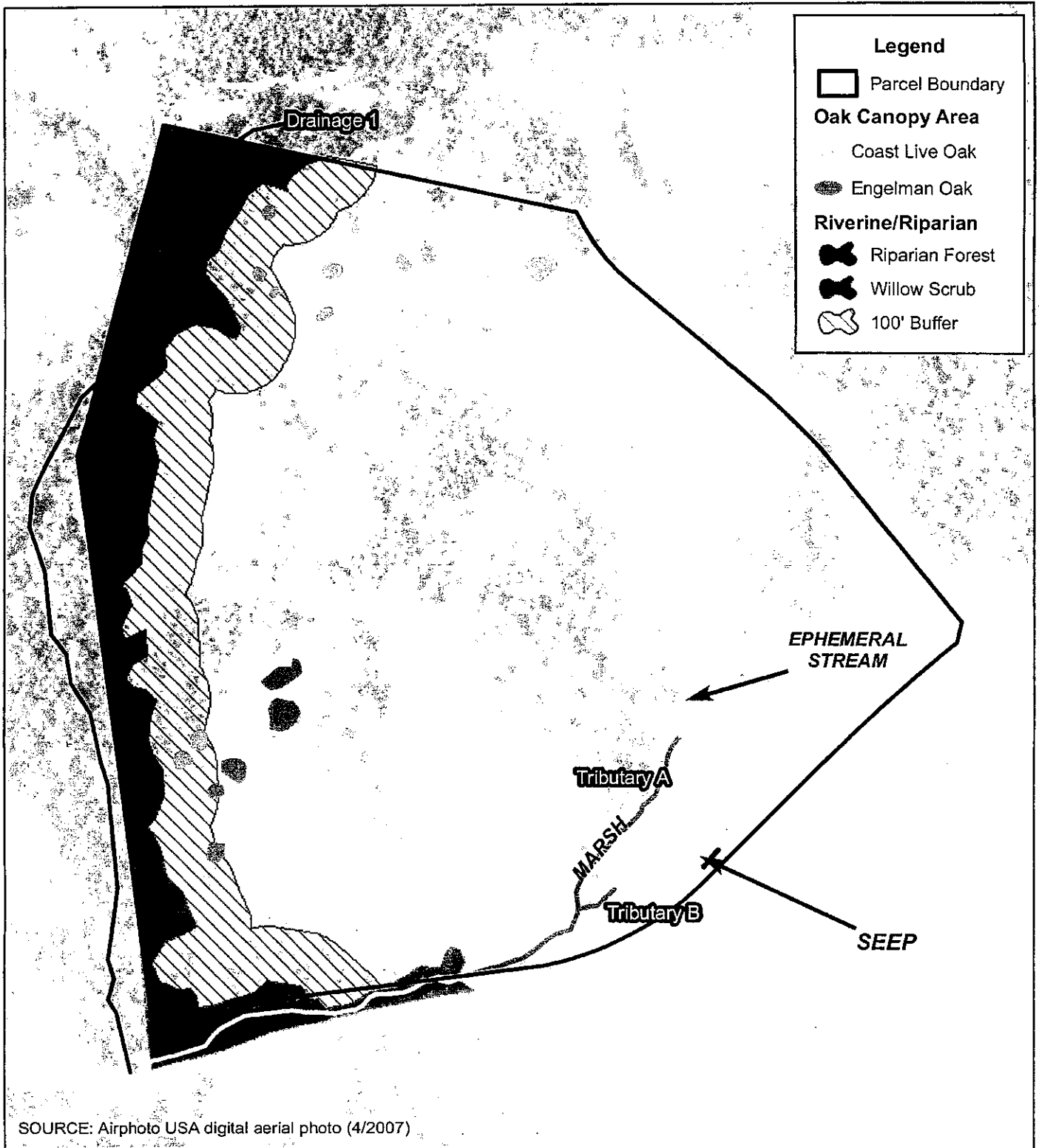
*Principal Investigator:*  
Mike Klinefelter  
**M. J. Klinefelter**  
40935 County Center  
Drive, Suite D  
Temecula, CA 92591  
(951) 296-9814  
mike@4gis.com

**Summary conclusions:** The 42.15-acre property, APN 933-040-017 (the "Site"), is dominated by avocado groves with dense non-native grassland in the intercanopy. Other habitats on the Site include riparian oak woodland, chamise chaparral, coastal sage scrub, marsh/meadows and non-native grasslands. The Foli Family Partnership (the Applicant) is proposing Tentative Tract Map 35815, a subdivision of the property into eight (8) rural residential lots (approximately 5 acres each) which includes 7.19 acres of riparian and buffer habitat that will be avoided and preserved through a Conservation Easement to protect existing riparian resources on the Site in perpetuity. The Site was thoroughly surveyed and habitat assessments were conducted for 6 MSHCP-identified Narrow Endemic and 6 Additional Survey plant species. Habitat does not exist for 10 of the 12 MSHCP-identified species. Surveys were conducted in areas with potential to support 2 MSHCP-identified species with negative results. In order to be consistent with the MSHCP and the Riverside County Oak Tree Management Guidelines, project and grading plans should be designed to avoid the two additional drainage features and associated riparian habitat as well as the "protected zone" of the coast live oak and Engelmann oak trees that exist on the Site but are outside of the conserved area.

**Surveys Conducted By: Zachary Principe, Margaret Bornyasz**

**Survey Date(s): 20 March 2008, 3 April 2008**

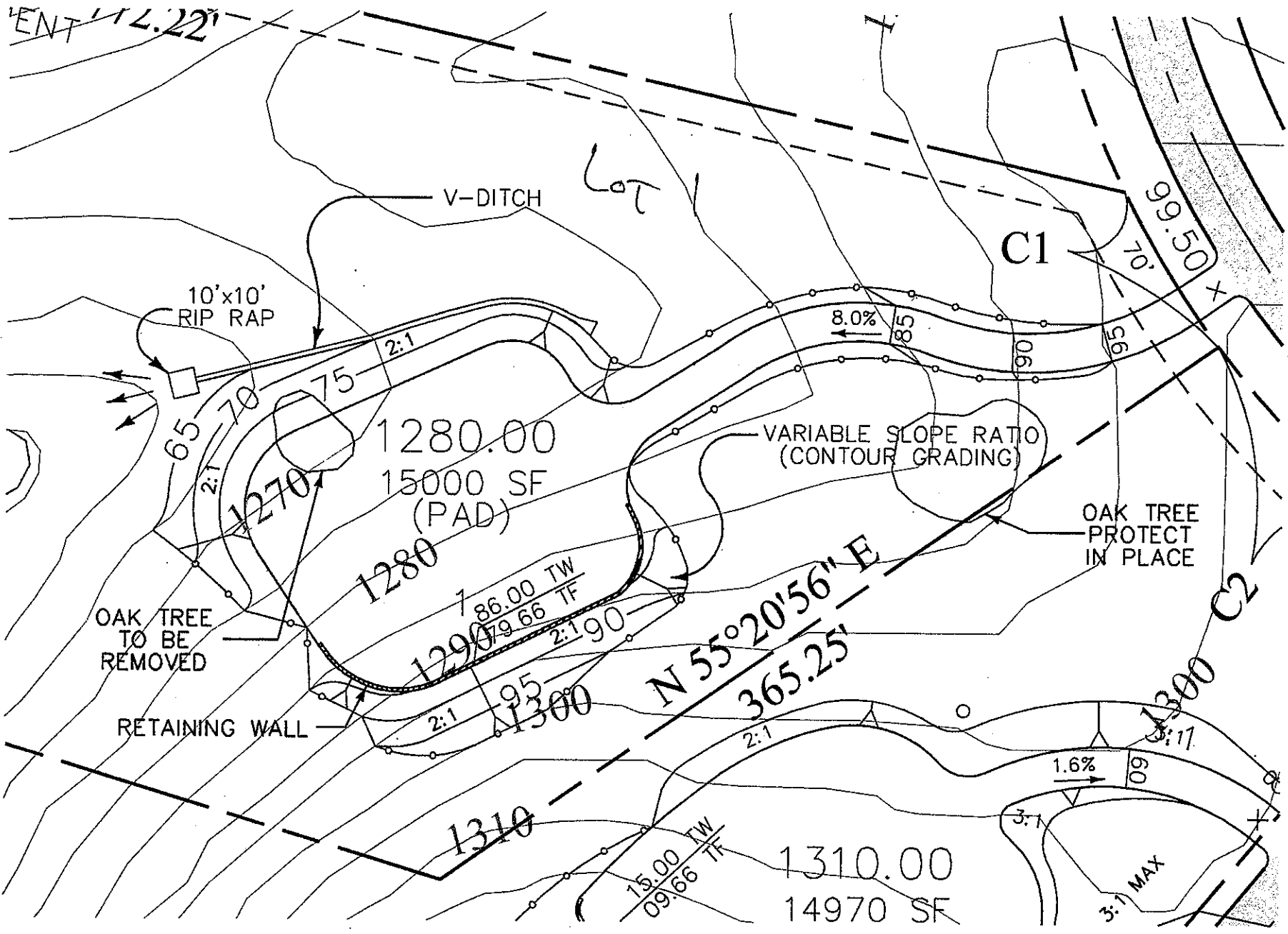
**Report Date: 8 May 2008**



**M.J. Klinefelter**  
GIS & ENVIRONMENTAL CONSULTING



**FIGURE 6**  
**BIOLOGICAL**  
**RESOURCES MAP**  
APN 933-040-017  
Riverside County, CA



SCALE: 1" = 50'



## De Luz Community Services District

---

41785 Enterprise Circle South  
Suite A  
Temecula, California 92590-9804

PHONE: (951) 296-3176  
FAX: (951) 296-3177  
E-MAIL: [info@deluzcsd.org](mailto:info@deluzcsd.org)

[www.deluzcsd.org](http://www.deluzcsd.org)

BOARD OF DIRECTORS  
MICHAEL ADAMS  
GENE BIANCHI  
BLAINE BOYER  
BRYAN BUESCHER  
STEVE RUBIN

GENERAL MANAGER  
ROB HOLMES

October 16, 2008

Matt Straite, Project Planner  
Mail stop #1070  
**Riverside County Planning Department**  
PO Box 1409  
Riverside, CA 92502-1409

Re: Tentative Tract Map 35815  
El Calamar Road and Carancho Road  
Conditions for De Luz Community Services District

Dear Mr Straite,

Your Department submitted a copy of subject Tentative Tract Map to De Luz community Services District (DLCSD). The map has been reviewed by DLCSD Staff and discussed at the October 15<sup>th</sup> Engineering Committee Meeting. At this time, DLCSD is requesting that the following conditions be applied to the approval of this map.

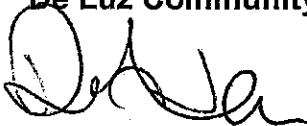
1. Both El Calamar Road and Carancho Road may not meet the current width requirements of DLCSD. Prior to approval of the Tentative Tract Map, Developer should provide plans to bring these roads to current District Standards. District Staff will evaluate the sight distance and advise the Planning Department of any further requirements.
2. Newly created cul de sac shall be dedicated and constructed at a minimum to District standards. DLCSD will inspect the roads, drainage facilities, utilities and all related work. DLCSD Standard No. 102 for a secondary road with 24' of pavement will apply.
3. The developer shall enter into an agreement with DLCSD for construction of the required improvements. In addition to the improvement plans, the Developer's Engineer shall complete all hydrology and hydraulic studies, along with all required technical and environmental studies that may be necessary for construction of the proposed improvements. DLCSD may require the Developer to post performance bonds and labor and material bonds in addition to any bonds that may be required by Riverside County. In accordance with existing

agreements between DLCSD and the County Board of Supervisors, all inspections will be under the direction of DLCSD at the cost of the developer.

4. All utility extensions required by the project, including service line extensions to lots within the Tract, shall be constructed underground in accordance with Article 409 of the DLCSD Ordinance Code.
5. All existing and new survey monuments within the pavement area of any roads improved in conjunction with the project shall be protected with cast iron well monuments installed in accordance with DLCSD Standard No. 110. In accordance with DLCSD policy, cast iron monument covers and PVC pipe will be furnished to the Developer at the District's expense, to be installed by the Developer. Monument locations shall be accurately shown on the final Tract Map.
6. New driveway locations are subject to separate individual permits at the time of construction, and will be field-checked for adequate sight distance and drainage provisions. Applicable DLCSD permit and inspections charges and damage deposits in effect at the time of development shall be paid by the individual parcel owners. Driveways shall be constructed perpendicular to the public roads, in accordance with DLCSD Standard Drawings.
7. A street name sign conforming to District Standard Drawing No. 115 shall be constructed and installed by the developer at the new intersection.
8. In accordance with Article 16 of the DLCSD Ordinance Code, a Road Development Impact Fee will be payable for each new dwelling unit, guest house or second unit constructed, payable prior to final inspection by the Department of Building and Safety. The project is located in Maintenance Zone I; the fees are subject to annual review and adjustment, and the actual charges will be those in effect at the time final inspection of each dwelling is requested.

We appreciate the opportunity to review this map.

Sincerely yours,  
**De Luz Community Services District**



Rob Holmes.  
General Manager



John V. Rossi  
*General Manager*

Charles D. Field  
*Division 1*

Thomas P. Evans  
*Division 2*

Brenda Dennstedt  
*Division 3*

Donald D. Galleano  
*Division 4*

S.R. Al Lopez  
*Division 5*

September 15, 2008

Matt Straite, Project Planner  
Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

**CHANGE OF ZONE 7659-TENTATIVE TRACT MAP NO. 35815**

This letter is in response to your letter dated September 4, 2008.

Western Municipal Water District (Western) has no comments on proposed Schedule D subdivision of 44.6 acres for Tentative Tract Map No. 35816 and change of zoning. Western does not provide retail water service in the vicinity Northwesterly corner of El Calamar Road and Carancho Road. Our records indicate that the Rancho California Water District is the water purveyor for this area.

Should you have any questions regarding this matter, please contact Development Services at 951-789-5000.

A handwritten signature in black ink, appearing to read "Tammy Martin", is written over a circular stamp.

TAMMY MARTIN  
Engineering Technician

TM:sc

Enclosure

\\wmwd-fsmain\Development\CONDITION LETTERS\RIVERSIDE COUNTY\NoCommentLtr-CO-FTM35815 CZ  
7659.doc

Mail to: P.O. Box 5286, Riverside, California 92517-5286  
450 E. Alessandro Blvd. Riverside, California 92508  
(951) 789-5000 • FAX (951) 780-3837  
www.wmwd.com

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

*Tickle date 9-19-08*

DATE: September 4, 2008

**TO:**

1st District Supervisor  
1st District Planning Commissioner  
Transportation Dept.  
Environmental Health Dept.  
Flood Control District  
Fire Department  
Dept. of Bldg. & Safety (Grading)  
Regional Parks & Open Space Dist.

Co. Geologist  
Environmental Programs Dept.  
P.D. Trails - J. Jolliffe  
P.D. Archaeologist  
Riv. Transit Agency  
Riv. Sheriff's Dept.  
Riv. Co. Waste  
West Municipal Water District

**RECEIVED**

SEP 09 2008

WMWD/Eng.

Murrieta Valley Unified School Dist.  
Southern Calif. Edison Co.  
Southern Calif. Gas  
Eastern Information Center  
Santa Rosa Plateau Riding Club  
Santa Rosa CSD

*Jammy Sover*

CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815 - EA41950 - Applicant: Foli Family Partnership - Engineer/ Representative: VSL Engineering - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) - Location: Northwesterly corner of El Calamar Road and Carancho Road - 44.66 Gross Acres - Zoning: Light Agriculture - 20 Acre Minimum (A-1-20) - REQUEST: The Change of Zone proposes to change the project site's current zoning classification from Light Agriculture - 20 Acre Minimum (A-1-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. - APN: 933-040-017 - Related Case: HANS01876

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on September 25, 2008**. 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 **Matt Straite**, Project Planner, at (951) 955-0545 or email at [mstraite@rctlma.org](mailto:mstraite@rctlma.org) / **MAILSTOP# 1070**.

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.*

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.floodcontrol.co.riverside.ca.us  
121227.1

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

September 25, 2008

Riverside County  
Planning Department  
County Administrative Center  
Riverside, California

Attn: Mr. Matt Straite

Ladies and Gentlemen:

Re: Change of Zone 7659  
Area: Southwest

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', written in a cursive style.

MEKBIB DEGAGA  
Senior Civil Engineer

c: Tract 35815

TH:blj



COUNTY OF RIVERSIDE COMMUNITY HEALTH AGENCY  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL RESOURCES MANAGEMENT

DATE: MAY 1 2008  
RE: SUBDIVISION NO. \_\_\_\_\_  
PARCEL MAP NO. Tent. Tract 35815  
MOBILEHOME, T.T., R.V., PARK \_\_\_\_\_

PARCELS/LOTS: PM 4745 P-21  
ZONING: A-1-20 Prop: RA5  
MAP SCHEDULE: \_\_\_\_\_  
OTHER: APN 933-040-017

THE COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH APPROVES:

1. DOMESTIC WATER:

- THE Rancho Calif Water Dist WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED Letter missing.
- AN ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(CLASS C, CLASS D, OTHER SUBDIVISION \_\_\_\_\_.)
- INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

- CONNECTION TO \_\_\_\_\_ SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_.
- A. SEPTIC TANKS WITH: SOILS FEASIBILITY TEST BY Megaland Engineers  
JOB/PROJECT # 5505-236...242 DATE 2-12-06
- B. SEPTIC TANKS WITH: WESTERN/EASTERN RIVERSIDE COUNTY AREA SOIL SURVEY MAP BOOK.
1. LEACH LINES WITH \_\_\_\_\_ SQ. FEET OF BOTTOM AREA/100 GALLONS OF SEPTIC TANK CAPACITY.
2. SEEPAGE PITS WITH \_\_\_\_\_ GAL/SQ. FT/DAY OR \_\_\_\_\_ VERT. FT. (5' DIA.) \_\_\_\_\_ VERT. FT. (6' DIA.) PER 100 GALLONS OF SEPTIC TANK CAPACITY.
- C. DRY SEWERS SHALL BE INSTALLED FOR THIS PROJECT (SEC. 12.1, ART XII, ORD. 460.105)
- D. APPROVED RECLAIMED WATER WILL BE UTILIZED AT THIS DEVELOPMENT.

3. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

REGION: APPROVAL LETTER DATED \_\_\_\_\_ INITIAL/FINAL CLEARANCE.

4. SUPPLEMENTAL WATER/SEWER DATA

- REQUIRED RMX: Megaland's soil study indicated 7 parcels.

REMARKS: Tentative map dated 3-15-08 proposed 8 parcels. The parcel configuration has also changed from Megaland's 2006 report. Thus, additional soils testing will be required. Megaland reported no ground water @ 15' where explored. Megaland determined rates of 45-65 sqft/100 tank size

BY A. S. Moran  
ENVIRONMENTAL HEALTH SPECIALIST

received: Tim [Signature]  
Distribution: WHITE—Applicant; CANARY—File; PINK—Water Quality Control B



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

June 8 2010

Chairperson:  
Germaine Arenas

Vice Chairperson:  
Mary Bear Magee

Committee Members:  
Evie Gerber  
Darlene Miranda  
Bridgett Barcello Maxwell  
Aurelia Marruffo  
Richard B. Searce, III

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Anna Hoover

Monitor Supervisor:  
Jim McPherson

**VIA E-MAIL and USPS**

Mr. Matt Straite  
Project Planner  
County of Riverside TLMA  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

**Re: Pechanga Tribe Comments on the Tentative Tract Map 35815, De Luz Area of the County of Riverside**

Dear Mr. Straite:

Thank you for inviting us to submit comments on the above named Project. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval for this Project as well.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian

<sup>1</sup> See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

#28F4C880E2P047v1

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

### **PECHANGA CULTURAL AFFILIATION TO PROJECT AREA**

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, Village locations, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with projects in the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Temecula area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with what was communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the Pechanga Tribe asserts that the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Our songs and oral accounts have transferred history and knowledge through the generations for thousands of years. The origin of the Luiseño people is the single most important account in our culture. Our present-day practices, beliefs and social structure are directly related to our creation. Luiseño history begins with the creation of all things at *'éxva Teméeku* and the surrounding environs. The name *'éxva* (EXH-vah) can be translated as a "place of sand" and *Teméeku* (Teh-MEH-koo) means "sun place." In fact, the place known today as Temecula, derives its etymology from this physical location where the Murrieta and Temecula Creeks converge to form the Santa Margarita River, which flows onto the Pacific Ocean.

---

<sup>2</sup> See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

Many of our traditional songs specifically mention the '*éxva Teméeku* area. This is where our Origin Story and ancestral songs say *Túukumit* (TOO-koo-mit, Father Night Sky) and *Tamáayawut* (Ta-MAI-yah-whooot, Mother Day Earth) created the world. The Sun, *Temét* (teh-MET), was a gift brought by *Túukumit* to *Tamáayawut*. When *Túukumit* and *Tamáayawut* became one, their first offspring were earth and sand, which in Luiseño are '*éxla* (EXH-la) and '*éxval* (EXH-vol). '*éxva Teméeku* is therefore in reference to the first offspring of *Túukumit* and *Tamáayawut* (Elliott n.d., 1069). Their children were known as the first people or *Káamalam* (KAH-mah-lam) and were all creatures, including trees, rocks, fog, mammals and birds.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

*Tóota yixelval* (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixelval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red, black and white pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. This style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixelval*, identified by archaeologists also as rock art or petroglyphs, is known as cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

The Tribe is aware of a large village complex located less than one mile to the north of the Project. *Méexal*, also known as the Santa Rosa Ranch, is important to the Pechanga Tribe as well as the residents of the Santa Rosa Plateau. The prehistoric Village Complex is quite large and extends for several miles to the north, west and southwest of the actual Ranch Complex.

Thus, as briefly outlined above, our songs and stories, our indigenous place names as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Temecula are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

In addition, the Pechanga Tribe has a long modern day history of involvement with Projects in the City of Temecula, unincorporated areas of the County of Riverside and their spheres of influence. Not only has the Pechanga Tribe been involved, but it has been given the designation of the consulting tribe or affiliated tribe on projects located in the City of Temecula and its sphere of influence, such as Temecula Creek, Vail Ranch Towne Center, Vail Ranch Square, all Redhawk commercial and residential developments, Temecula Civic Center, PM 32803, PM 33345, PM 36050 and many others. Further, the Tribe has been named as MLD on several projects within the City of Temecula.

The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

### **PROJECT IMPACTS TO CULTURAL RESOURCES**

The proposed Project is located in a highly sensitive region of Luiseño territory. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

To date, the Tribe has not received any environmental documents for this Project however our maps show a previously recorded cultural site located immediately adjacent to the

boundaries of this Project. Because of the presence of cultural resources, the low visibility of the Project surface as well as natural resources such as Sandia Creek ½ mile to the southeast, the Tribe believes that the potential for recovering both surface and subsurface resources during ground-disturbing activities is high. Therefore, the Tribe requests the presence of a professional Pechanga Tribal monitor and a Riverside County qualified archaeologist during all earthmoving activities.

Given the sensitivity of the area, inadvertent discoveries are foreseeable impacts and thus need to be appropriately mitigated for within the confines of the Project. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

#### **REQUESTED TRIBAL INVOLVEMENT AND MITIGATION**

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archaeological excavations performed.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Application/Developer and the Pechanga Tribe.

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal

agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and ensure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

### **PROJECT MITIGATION MEASURES**

The Tribe understands that an Initial Study and possibly a Mitigated Negative Declaration still must be prepared for this Project. The Tribe intends to work with the County, Project Applicant and Project Archaeologist to thoroughly evaluate and assess potential impacts to the Project Area. Once that process is completed, the Tribe may submit additional mitigation measures to specifically address impacts to any sites or resources found during the archaeological site assessments. For the present time, the Tribe asks that, at a minimum, the County include the following mitigation measures in its environmental assessment documents:

- MM 1** Prior to beginning project construction, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the County and the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.

- MM 3** Prior to beginning project construction, the Project Archaeologist shall file a pre-grading report with the County (if required) to document the proposed methodology for grading activity observation. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the appropriate Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.
- MM 4** If human remains are encountered, California 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 California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then identify the "most likely descendant(s)" within 48 hours of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in MM 2.
- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 6** All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the Planning Director for decision. The Planning Director shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the

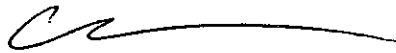


Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments on TR 35815  
June 8, 2010  
Page 8

religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the Planning Director shall be appealable to the Planning Commission and/or City Council.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel  
Leslie Mouriquand, Riverside County Archaeologist

**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. 7659, TENTATIVE TRACT MAP NO. 35815** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Foli Family Partnership – Engineer/ Representative: VSL Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (RM) (10 Acre Minimum) Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Gross Acres – Zoning: Light Agriculture – 20 Acre Minimum (A-1-20) – **REQUEST:** The Change of Zone proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes a Schedule “D” subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres of this project will be held in conservation on proposed lots 1 through 5, and lot 8. – APN: 933-040-017 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: September 15, 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](mailto: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](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 4/26/2010

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers TR35815 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

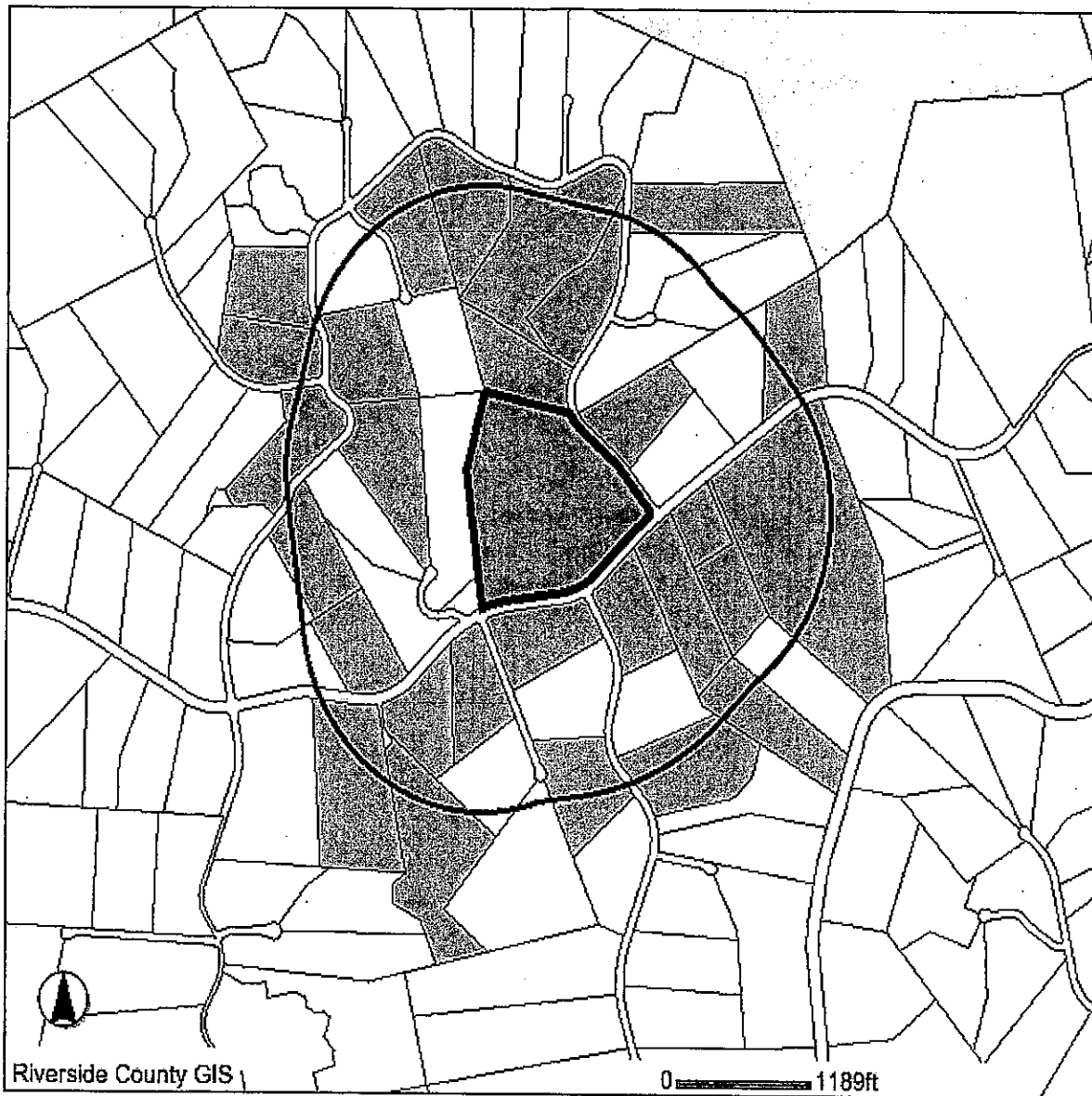
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 4/26/10  
EXPIRES: 10/26/10

1600 feet buffer



**Selected parcel(s):**

933-040-017	933-040-018	933-040-021	933-040-022	933-040-023	933-040-024	933-040-025
933-040-030	933-050-024	933-050-034	933-050-035	933-050-037	933-050-040	933-050-045
933-050-047	933-050-049	933-080-015	933-080-017	933-080-023	933-080-033	933-080-034
933-080-036	933-090-004	933-090-011	933-090-013	933-090-014	933-090-016	933-090-021
			933-090-022			

**\*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: 933040017 ASMT: 933040017  
FOLI FAMILY LTD PARTNERSHIP  
2560 TUNRIF CT  
VISTA CA 92084

APN: 933040018 ASMT: 933040018  
LOMA DE PALOS  
24 LOS MONTEROS DR  
DANA POINT CA 92629

APN: 933040021 ASMT: 933040021  
WALLACE H UCHIDA  
16 1/2 S GRANADA AVE  
ALHAMBRA CA 91801

APN: 933040022 ASMT: 933040022  
WILLIAM H RADENTZ  
LESLIE M RADENTZ  
24252 MIRASOL WAY  
TEMECULA CA 92590

APN: 933040023 ASMT: 933040023  
JOSEPH E LENIHAN  
592 VIA ALMAR  
PALOS VERDES CA 90274

APN: 933040024 ASMT: 933040024  
DENNIS W GREEN  
DIANE M COLE  
P O BOX 2209  
TEMECULA CA 92593

APN: 933040025 ASMT: 933040025  
TERRY D JOHNSON  
SANDRA C JOHNSON  
42505 EL CALAMAR RD  
TEMECULA CA. 92590

APN: 933040030 ASMT: 933040030  
PANG KUANG WANG  
SHU HUEI KUO  
LIN YU WANG  
L YU WANG  
C/O LIN YU WANG  
4122 W ROUSSEAU LN  
PLS VRDS PNSL CA 90274

APN: 933050024 ASMT: 933050024  
CHARLES R GEORGE  
MARY S GEORGE  
1448 E GREENVIEW ST  
ORANGE CA 92866

APN: 933050034 ASMT: 933050034  
SAMUEL BARRAGAN  
TERESA BARRAGAN  
7705 E CAMINO TAMPICO  
ANAHEIM CA 92808

APN: 933050035 ASMT: 933050035  
DAVID T HINRICHS  
VICKI B HINRICHS  
43652 VIA ESCALON  
TEMECULA CA. 92590

APN: 933050037 ASMT: 933050037  
MARTIN M LEE  
BERYL R LEE  
5450 VESPER AVE NO 320B  
SHERMAN OAKS CA 91411

APN: 933050040 ASMT: 933050040  
WILLIAM M TEKUNOFF  
BETTY J TEKUNOFF  
8441 YARROW ST  
ROSEMEAD CA 91770

APN: 933050045 ASMT: 933050045  
CPF GROVES PARTNERSHIP  
709 DENVER AVE  
DALHART TX 79022

APN: 933050047 ASMT: 933050047  
LINDA J BLACK  
43526 EL CALAMAR RD  
TEMECULA CA 92590

APN: 933050049 ASMT: 933050049  
JOYCELYN V BLACK  
LINDA JOYCE BLACK  
J V BLACK  
L JOYCE BLACK  
43526 EL CALAMAR RD  
TEMECULA CA 92590

APN: 933080015 ASMT: 933080015  
WILLIAM C BURNS  
1313 E NUTWOOD AVE  
FULLERTON CA 92831

APN: 933080017 ASMT: 933080017  
MARK H BALAN  
KAMALA BALAN  
19871 YORBA LINDA BLV 105  
YORBA LINDA CA 92686

APN: 933080023 ASMT: 933080023  
SUSAN YASUKO HSIAO  
1602 W 182ND ST  
GARDENA CA 90248

APN: 933080033 ASMT: 933080033  
WILLIAM FRANK FASSEL  
ERMA MARIE FASSEL  
P O BOX 1628  
TEMECULA CA 92593

APN: 933080034 ASMT: 933080034  
PERSEPOLIS INC  
PMB T131  
2533 N CARSON ST  
CARSON CITY NV 89706

APN: 933080036 ASMT: 933080036  
MIKE K ZADEH  
43750 CORTE NINA  
TEMECULA CA. 92590

APN: 933090004 ASMT: 933090004  
Z S DEMIRDJIAN  
635 N POPLAR AVE  
MONTEBELLO CA 90640

APN: 933090011 ASMT: 933090011  
STEVE BUBALO  
LOUISE BUBALO  
P O BOX 1048  
MONROVIA CA 91017

APN: 933090013 ASMT: 933090013  
CATHERINE R SNIDER  
11103 AGNES PL  
CERRITOS CA 90703

APN: 933090014 ASMT: 933090014  
JOHN S EVOLA  
LAURA L EVOLA  
P O BOX 1696  
TEMECULA CA 92593

APN: 933090016 ASMT: 933090016  
SIERRA PROP DEV INC  
P O BOX 1537  
TEMECULA CA 92593

APN: 933090021 ASMT: 933090021  
PATRICK LEE TIPPINS  
BARBARA LUNDGREN TIPPINS  
21975 CARANCHO RD  
TEMECULA CA. 92590

APN: 933090022 ASMT: 933090022  
YOUSSEF G BAKHOS  
2900 E LINCOLN APT 188  
ANAHEIM CA 92806

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

Murrieta Valley Unified School District  
41870 McCalby Ct.  
Murrieta, CA 92562-7036

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

ATTN: Elin Motherhead,  
Trails Coordinator  
Santa Rosa Plateau Riding Club  
18575 Vista de Montanas  
Murrieta, CA 92563

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Western Municipal Water District  
450 E. Alessandro Blvd.  
Riverside, CA 92508-2449

Santa Rosa Community Services Dist.  
41785 Enterprise Circle South, Ste. A  
Temecula, CA 92590



Foli Family LTD Partnership  
PO BOX 1762  
Fallbrook CA 92088

VSL Engeneering  
Att: Rich Valdez  
40935 Country Center Dr. Suite D  
Temecula CA 92592

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

00004854

- |   |   |   |
|---|---|---|
| <input checked="" 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 type="checkbox"/> PARCEL MAP           | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR35815 DATE SUBMITTED: 5/12/08

**APPLICATION INFORMATION**

Applicant's Name: FOLI FAMILY PARTNERSHIP E-Mail: FRANWHITE3@GMAIL.COM

Mailing Address: P.O. BOX 1762  
FALLBROOK, CA 92088  
City State ZIP

Daytime Phone No: (760) 695-7885 Fax No: ( )

Engineer/Representative's Name: RICHARD VALDEZ E-Mail: VSL.ENGINEERING@VERIZON.NET

Mailing Address: 40935 COUNTY CENTER DRIVE, SUITE D  
TEMECULA, CA 92592  
City State ZIP

Daytime Phone No: (951) 296-3930 Fax No: (951) 296-3931

Property Owner's Name: FOLI FAMILY PARTNERSHIP E-Mail: FRANWHITE3@GMAIL.COM

Mailing Address: P.O. BOX 1762  
FALLBROOK, CA 92088  
City State ZIP

Daytime Phone No: (760) 695-7885 Fax No: ( )

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

Riverside Office 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 Fax (951) 955-3157  
Form 295-1011 (08/27/07)

Desert Office 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 Fax (760) 863-7555

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

0207059 EA41950 CF605298

**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.



FRAN WHITE FOR FOLI FAMILY PARTNERSHIP  
PRINTED NAME OF APPLICANT

*Fr White*  
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.

FRAN WHITE FOR FOLI FAMILY PARTNERSHIP  
PRINTED NAME OF PROPERTY OWNER(S)

*Fr White*  
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.

See attached sheet(s) for other property owners signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 933-040-017

Section: 11 & 12 Township: 8 SOUTH Range: 4 WEST

Approximate Gross Acreage: 45.15 ACRES

General location (cross streets, etc.): North of CARANCHO ROAD, South of EL CALAMAR ROAD, East of EL CALAMAR ROAD, West of EL CALAMAR ROAD.

Thomas Brothers map, edition year, page number, and coordinates: PAGE 980, GRID A3 (2005)

**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 45.15 ACRES INTO EIGHT (8) HOMESITES (5 ACRE MINIMUM)

Related cases filed in conjunction with this request:

HANS 1876

PAR 01174

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: BIOLOGICAL (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: 4000

Estimated amount of fill = cubic yards 4000

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

# 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.**

**CHANGE OF ZONE NO. 7659, TENTATIVE TRACT MAP NO. 35815, ENVIRONMENTAL ASSESMENT NO.41950**

*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)*

Foli Family Partnership

*Project Applicant*

P.O. Box 1762, Fallbrook, CA 92088

*Address*

Near the City of Temecula in unincorporated Riverside County; more specifically northwesterly corner of El Calamar Road and Carancho Road

*Project Location*

The Change of Zone proposes to change the current zoning classification from Light Agriculture – 20 Acre Minimum (A-1-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes a Schedule "D" subdivision of 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres.

*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. A Mitigated Negative Declaration 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*

\_\_\_\_\_  
*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#: ZEA

ZCFG

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* T0803143

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: FOLI FAMILY LTD PARTNERSHIP \$64.00  
paid by: RC 4201  
CFG FEE FOR EA41950  
paid towards: CFG05298 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 20, 2008 07:32  
TDELEONT posting date May 20, 2008

\*\*\*\*\*  
\*\*\*\*\*

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 \* R1005258

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: FOLI FAMILY LTD PARTNERSHIP \$2,010.25  
paid by: CK 4574  
CFG FEE FOR EA41950  
paid towards: CFG05298 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ May 12, 2010 13:04  
SBROSTRO posting date May 12, 2010

\*\*\*\*\*  
\*\*\*\*\*

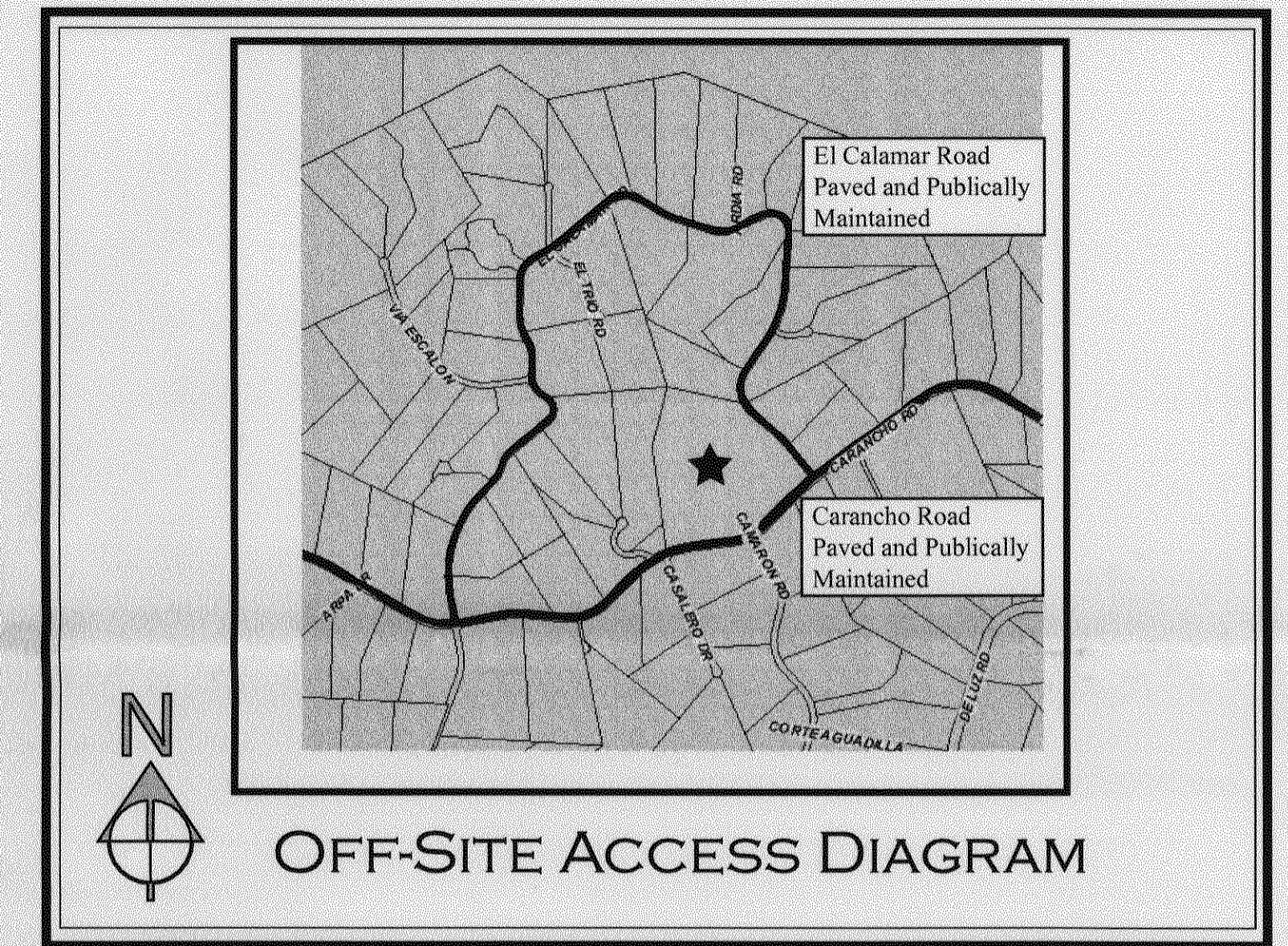
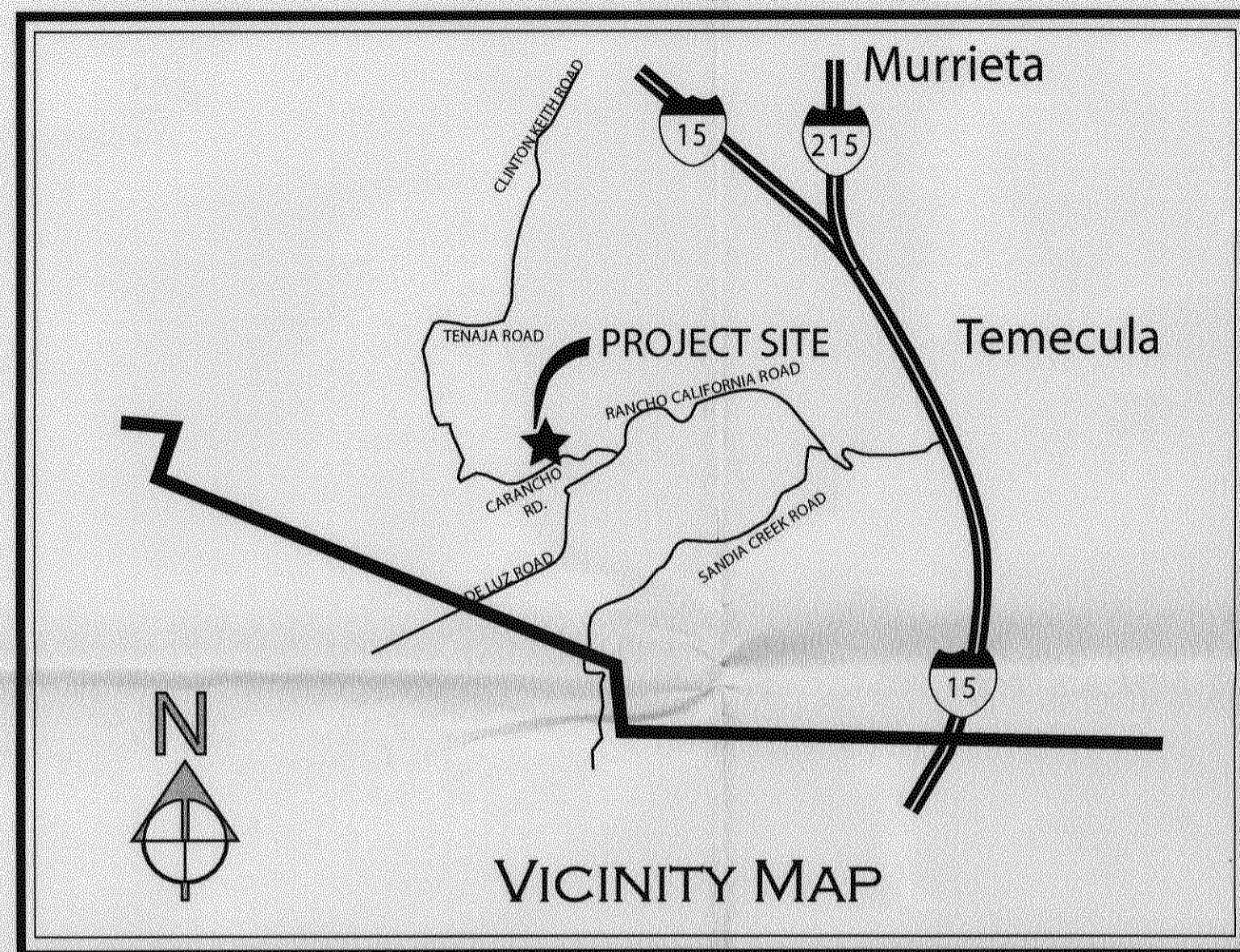
Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

# TENTATIVE TRACT 35815

A SUBDIVISION OF A PORTION OF SECTIONS 11 & 12, TOWNSHIP 8 SOUTH, RANGE 4 WEST  
SAN BERNARDINO BASE & MERIDIAN

## Amended #2



NOT TO SCALE

### PROPERTY OWNER

FOLI FAMILY PARTNERSHIP  
P.O. Box 1762  
FALLBROOK, CA 92088  
  
760-695-7885

### UTILITY PROVIDERS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON CALIFORNIA  
WATER: RANCHO CALIFORNIA WATER DIST.  
SEWER: PRIVATE  
NAT. GAS: PRIVATE  
CABLE TV: PRIVATE

### EXHIBIT PREPARED BY

RICHARD VALDEZ, P.E.  
40935 COUNTY CENTER DRIVE, SUITE D  
TEMECULA, CA 92591  
  
951-296-3930

### PROJECT DATA

GROSS ACREAGE: 45.15 ACRES  
NET ACREAGE: 44.66 ACRES  
EXIST. GEN. PLAN DESIG. RURAL MOUNTAINOUS (RM)  
EXIST. ZONING: A-1-20  
PROPOSED ZONING: R-A-5  
DEV. PROPOSAL: 5 HOMESITES (5 AC. MIN.)

### ASSESSOR PARCEL NUMBER

933-040-017

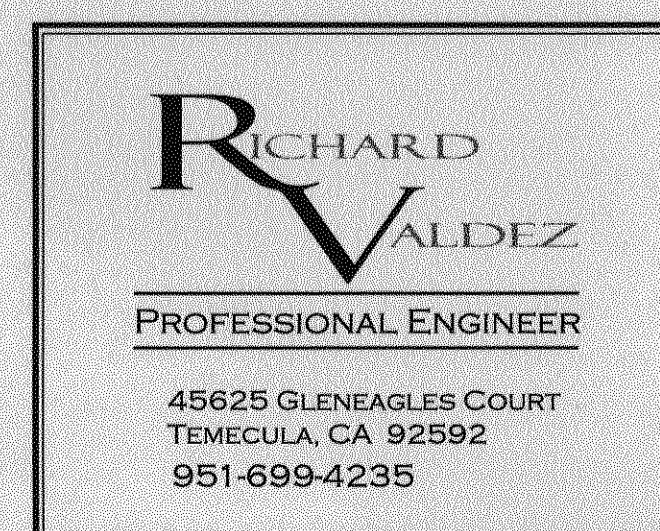
### THOMAS BROTHERS COORDINATES

PAGE 980, GRID A3 (2005 EDITION)

### LEGAL DESCRIPTION

PARCEL 21 OF PARCEL MAP 4745  
MAP BOOK 8, PAGE 78

No.	REVISION DESCRIPTION	DATE



DATE: MARCH 15, 2008

### NOTES:

- 1) THIS SITE IS AN ACTIVE AVACADO GROVE.
- 2) THERE ARE NO IMPROVEMENTS OR STRUCTURES ON THIS SITE.
- 3) THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
- 4) IMPROVEMENTS FOR THIS MAP WILL BE IN ACCORDANCE WITH SCHEDULE "B" OF ORDINANCE 460.
- 5) PROPERTY IS WITHIN COUNTY SERVICE AREA 152
- 6) SOURCE TO TOPOGRAPHY: RANCHO CALIFORNIA WATER DISTRICT
- 7) PROPERTY IS NOT SUBJECT TO LIQUFACTION OR OTHER GEOLOGIC HAZARDS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- 8) PROPERTY IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARDS
- 9) FLOODPLAIN DESIGNATION IS ZONE "??"
- 10) WATER QUALITY FEATURES ARE DESCRIBED IN THE PRELIMINARY WATER QUALITY MANAGEMENT PLAN PREPARED FOR THIS PROJECT

PREPARED FOR:  
**FOLI  
FAMILY  
PARTNERSHIP**

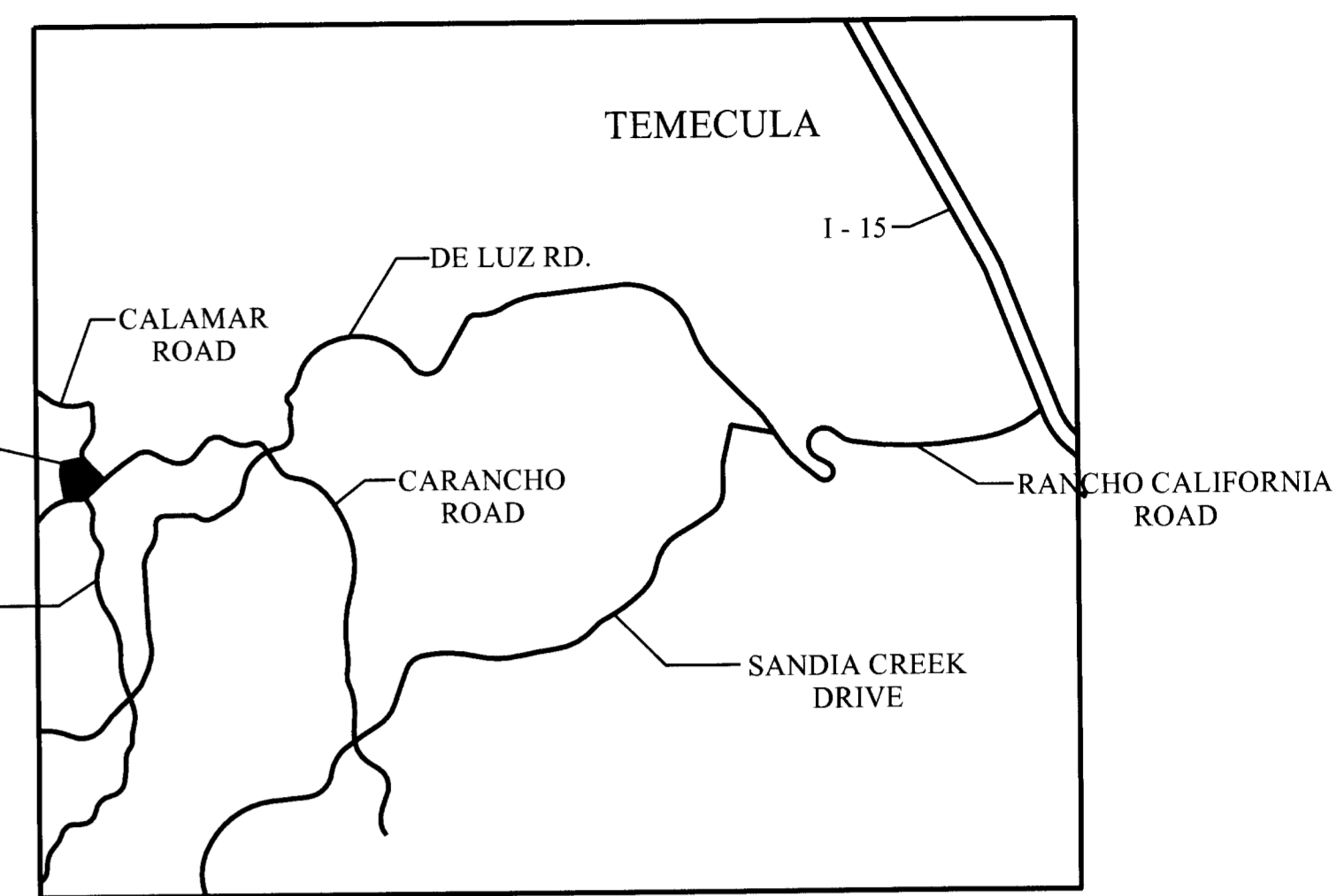
CASE#: TR35815, AMD. #1  
DATED: 8/25/09  
PLANNER: M. STRAITE

Amended #2

JUL 19 2010



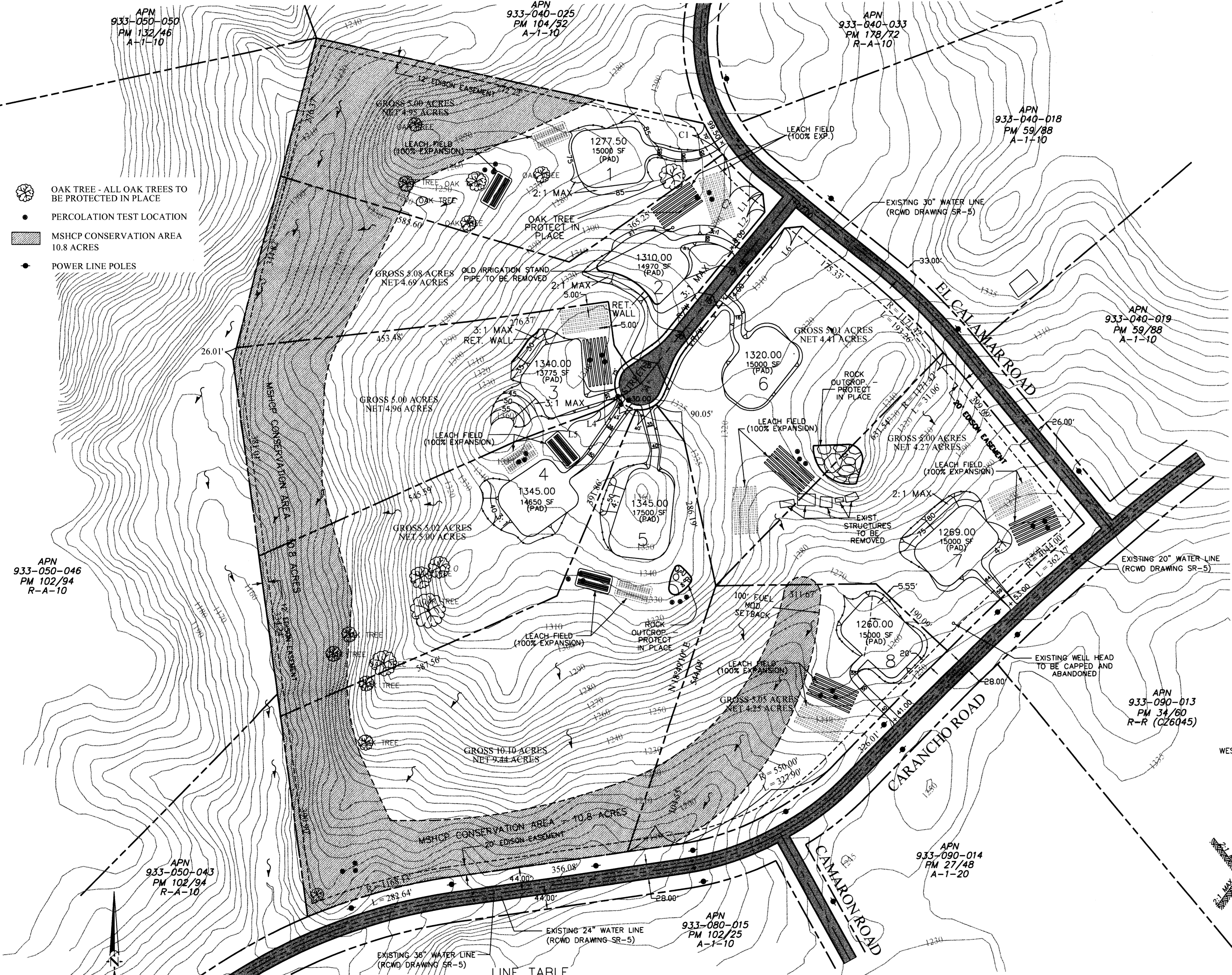
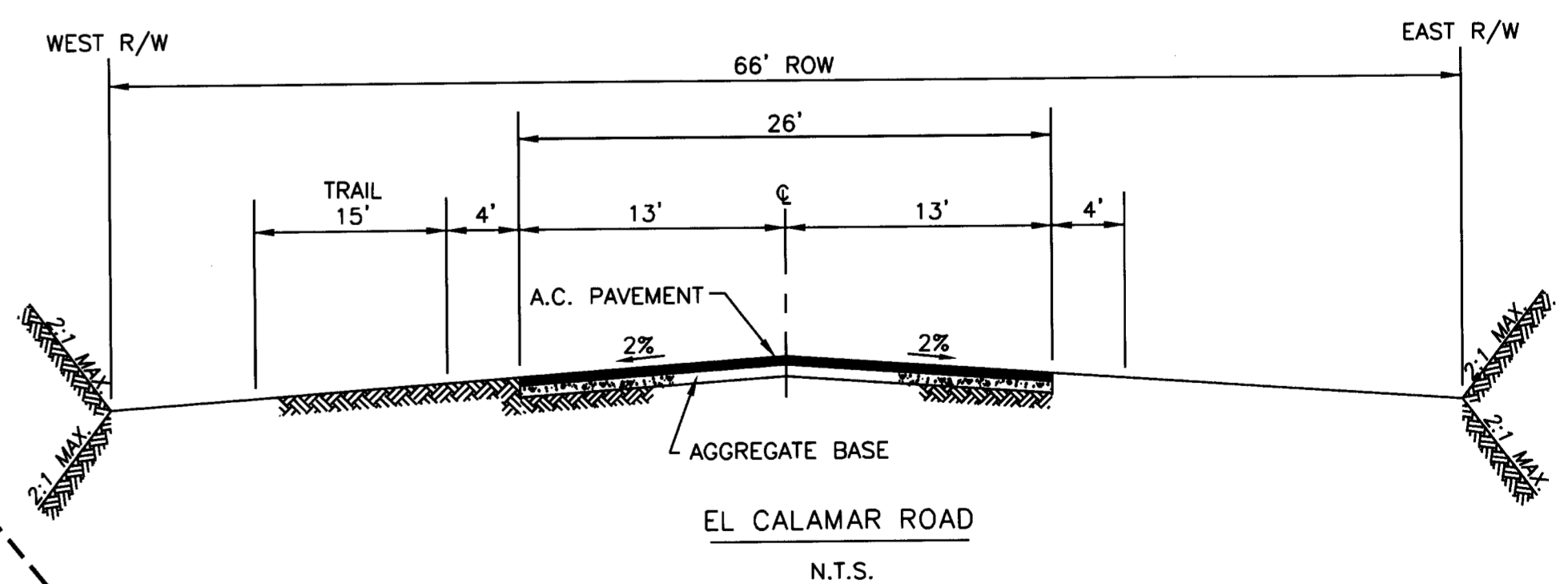
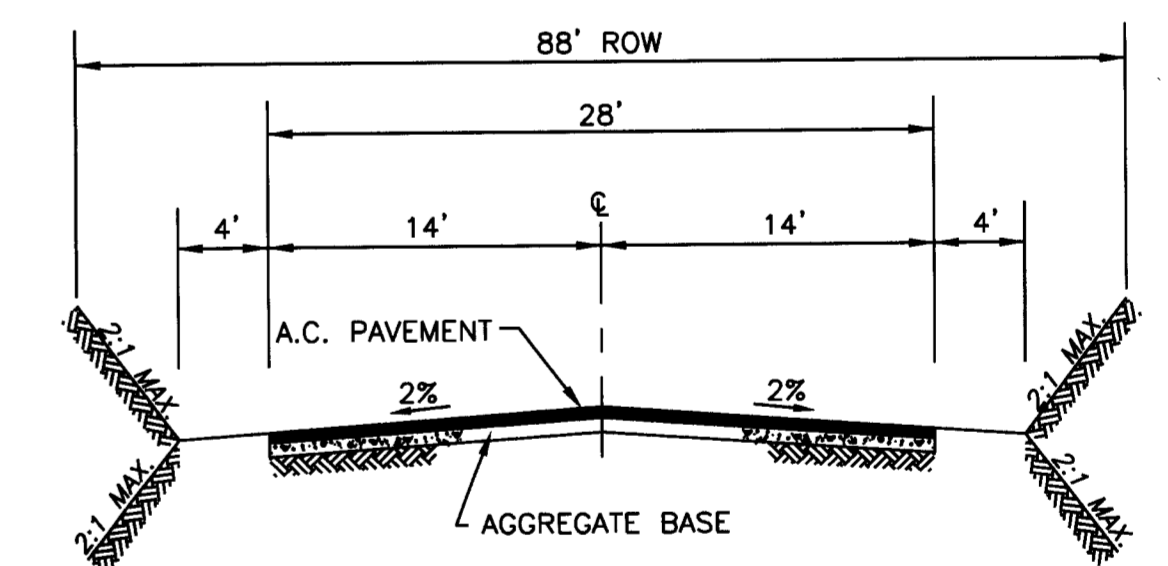
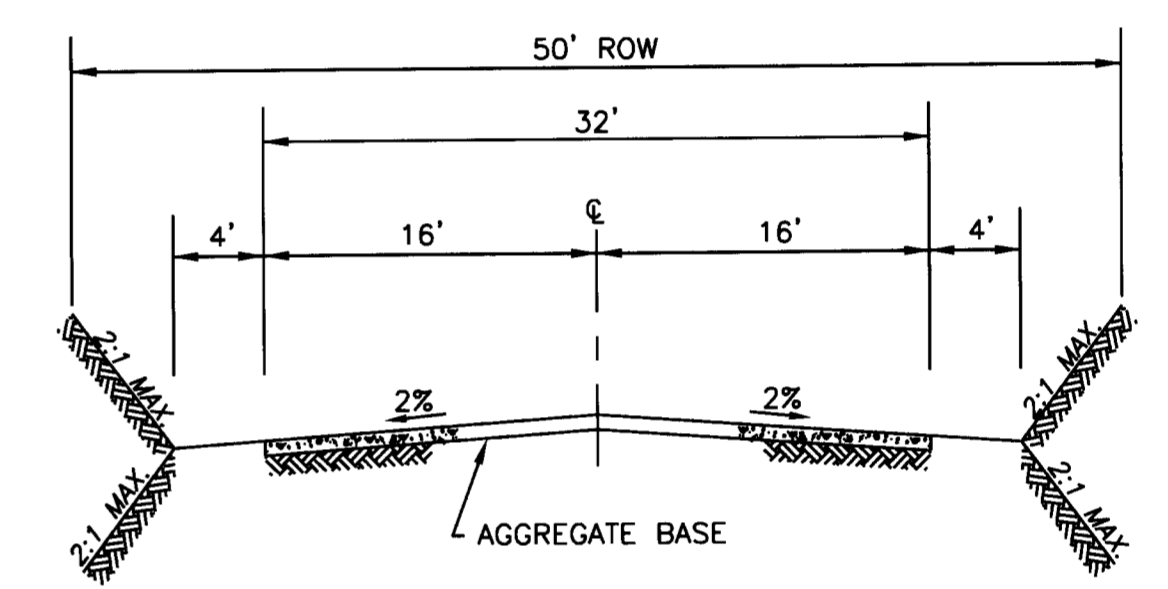
# TENTATIVE TRACT MAP 35815 AMENDED NO. 2



VICINITY MAP

**NOTES:**

1. ALL DIMENSIONS ARE APPROXIMATE
2. SLOPES ARE NOT TO EXCEED 2:1.
3. PAD AND DRIVEWAY GRADING SHALL UTILIZE CONTOUR GRADING METHODS WITH CURVED LAND FORMS AND VARIABLE SLOPE RATIOS (2:1 MAX).



- OAK TREE - ALL OAK TREES TO BE PROTECTED IN PLACE
- PERCOLATION TEST LOCATION
- MSHCP CONSERVATION AREA 10.8 ACRES
- POWER LINE POLES

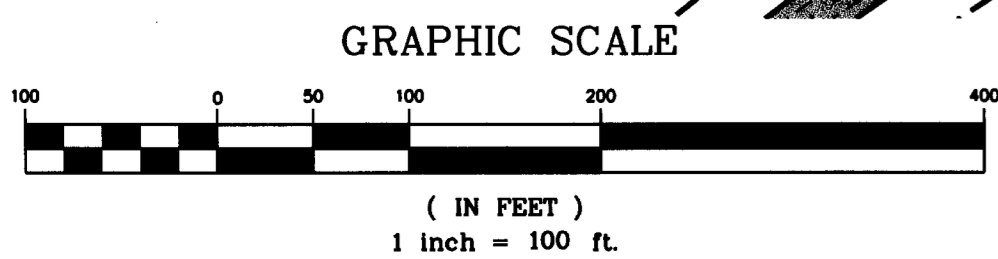
**LINE TABLE**

No.	BEARING	LENGTH
(L1)	N50°20'14"W	6.68'
(L2)	N05°20'17"W	35.35'
(L3)	N33°36'04"W	100.75'
(L4)	N58°27'11"E	45.11'
(L5)	N70°07'26"E	175.32'
(L6)	N84°39'46"E	35.35'

**CURVE TABLE**

No.	DELTA	RADIUS	LENGTH	TANGENT
(C1)	10°45'12"	373.00'	70.00'	34.29'
(C2)	15°52'04"	373.00'	103.30'	51.98'

NOTE:  
FOR FIRE PROTECTION PURPOSES, ALL FUTURE STRUCTURES SHALL HAVE A MINIMUM 100' FOOT SETBACK TO PROPERTY LINE OR A FUEL MODIFICATION EASEMENT WILL BE PROVIDED ON ADJACENT PROPERTY.



DATE	BY	MARK	REVISIONS	APPR DATE	COUNTY	CHECKED BY

Agenda Item No.: 4.3  
Area Plan: Lake Mathews / Woodcrest  
Zoning District: Woodcrest  
Supervisorial 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  
HEARING BOARD CONDITIONS  
JULY 29, 1970 (Continued to 8-12-70)  
FILE 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/W - OCT 14, 1970*  
 State Water Quality Control Board No. 8

*3-8-71*

Department of Public Health  
 State Division of Forestry

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 J. Phillips P. Inc.

Date 9/16/70

Owner's Signature VNICORN INDUSTRIES J. Phillips P. Inc.

**RECEIVED**  
 SEP 24 1970

RIVERSIDE COUNTY  
 PLANNING COMMISSION

RIVERSIDE COUNTY PLANNING DEPARTMENT  
STAFF REPORT

RECEIVED  
APR 24 1990  
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

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.

RECEIVED AND FILED  
APR 24 1990  
BY BOARD OF SUPERVISORS

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

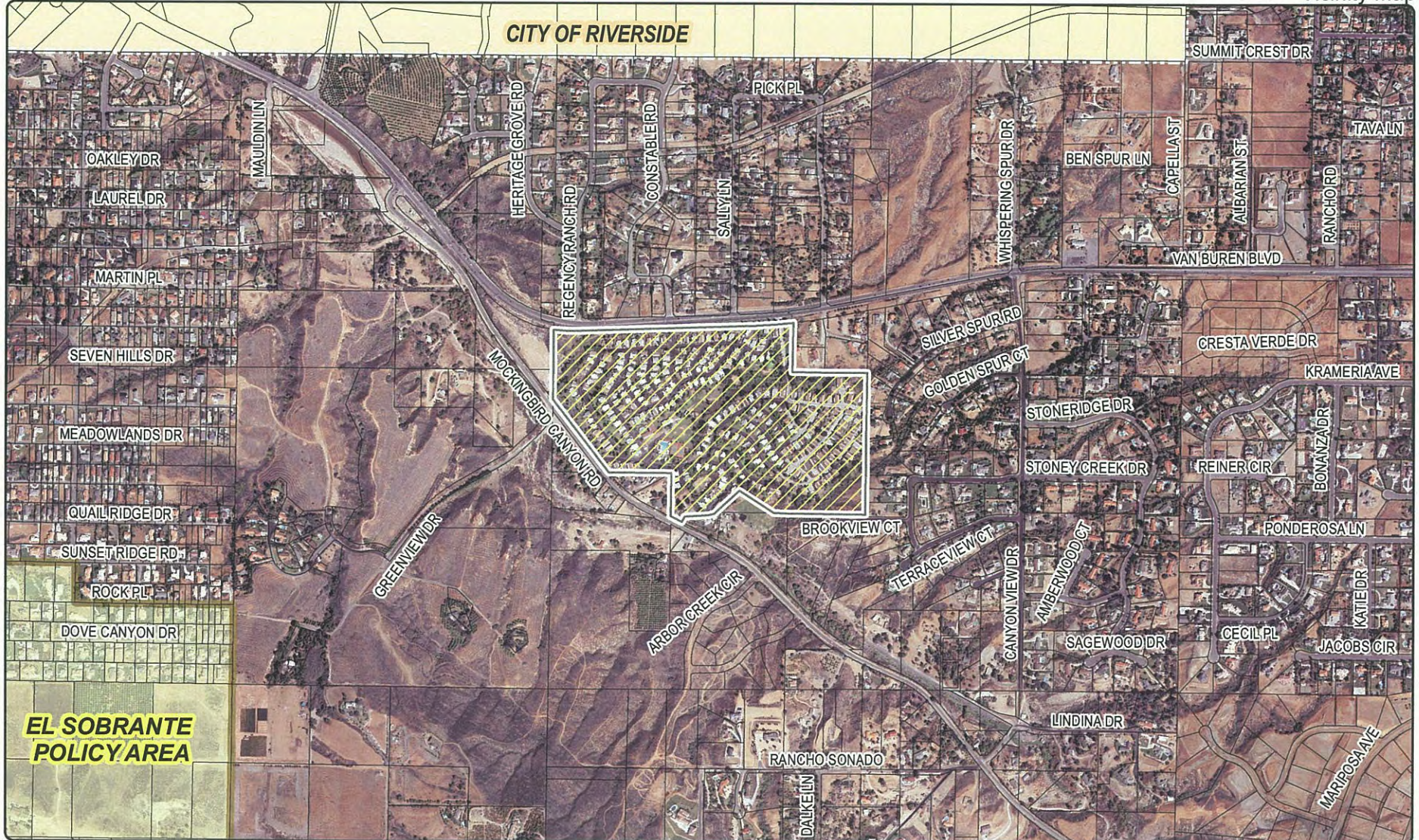
17. The above conditions of approval shall apply to the subject Recreational Vehicle Storage/Parking lot. All previously approved conditions of approval for Conditional Use Permit No. 1192 and No. 2486 shall remain applicable to the subject mobilehome park. (Added at Planning Commission on 2-28-90)
18. 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



Zoning District: Lake Mathews  
 Township/Range: T3SR5W  
 Section: 27

Assessors Bk. Pg. 273-03  
 Thomas Bros. Pg. 745 E4  
 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.lima.co.riverside.ca.us/index.html>



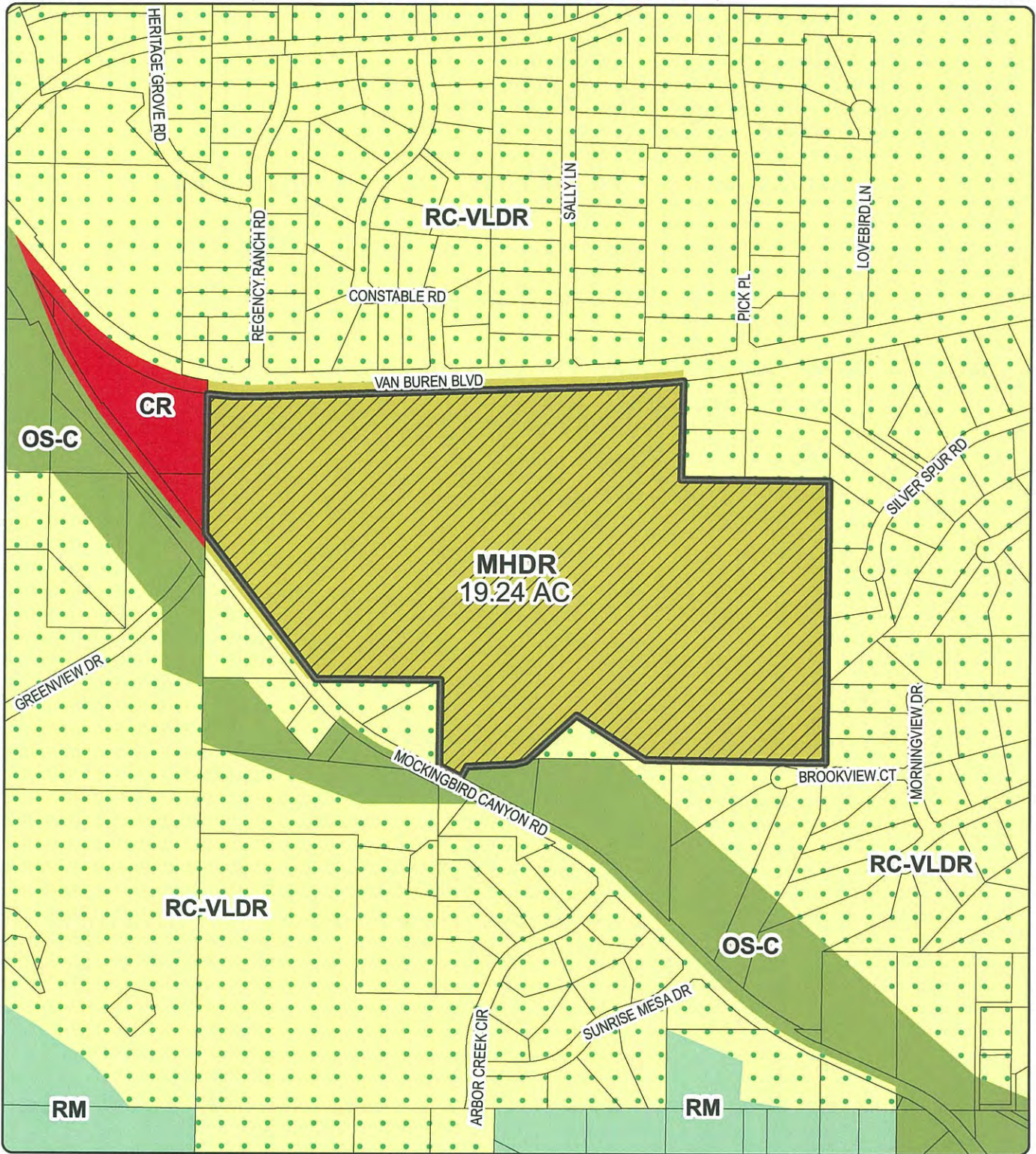
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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>

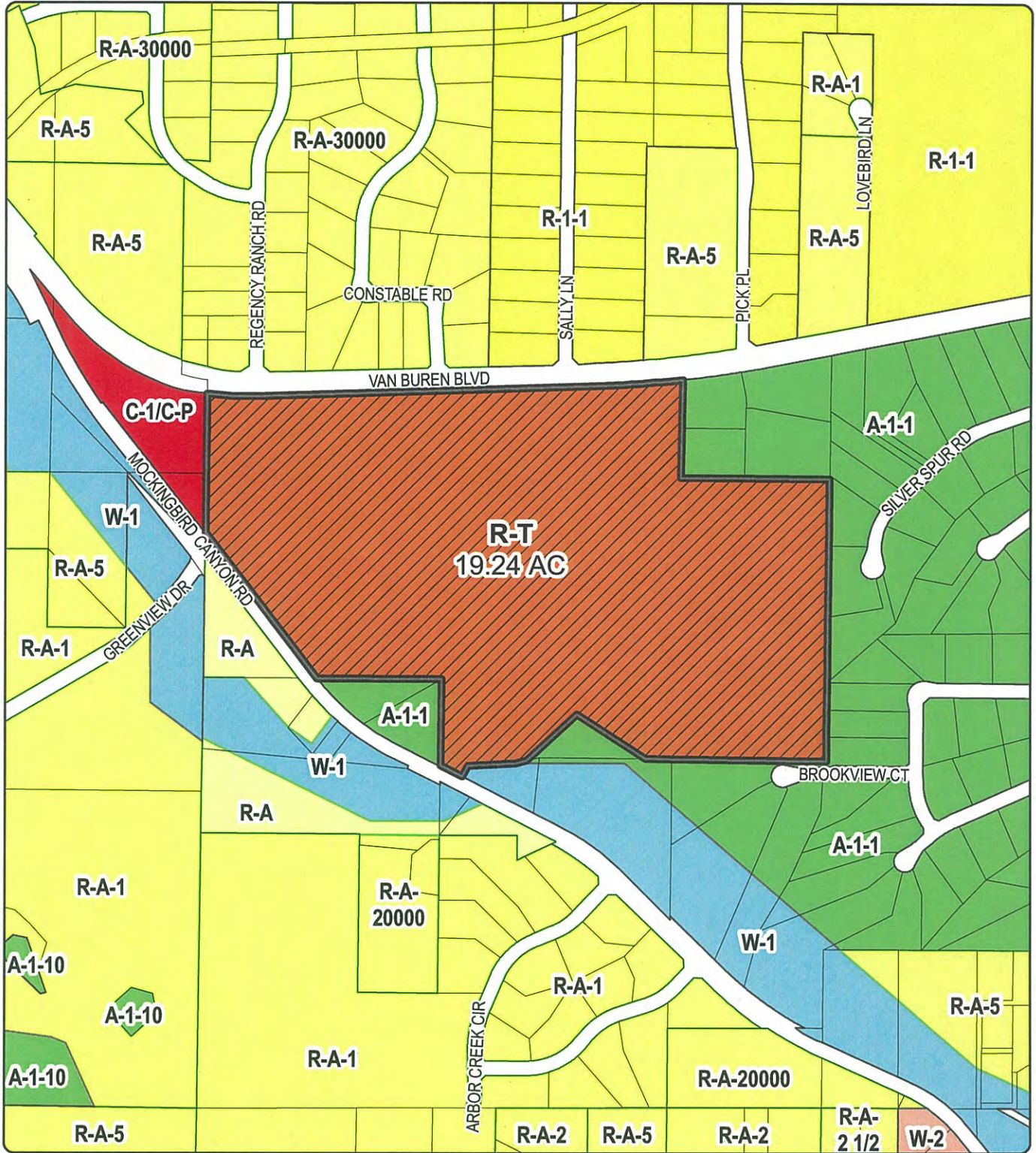
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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.timsa.co.riverside.ca.us/index.html>

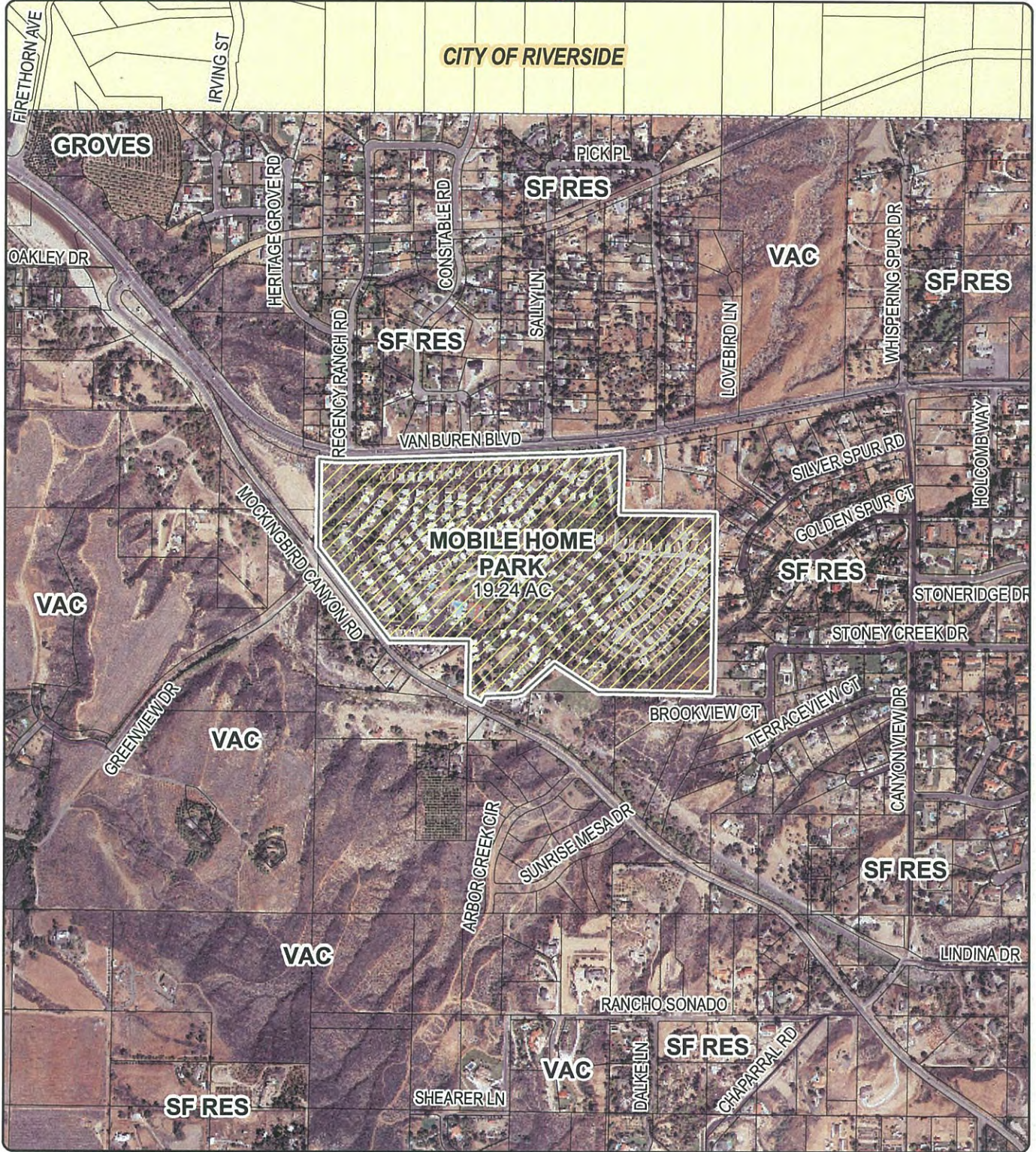
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP01192R1

LAND USE

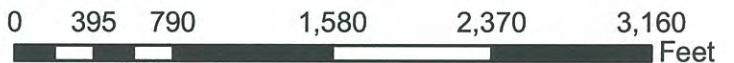
Supervisor Buster  
District 1

Date Drawn: 10/05/09  
Exhibit 1



Zoning District: Lake Mathews  
Township/Range: T3SR5W  
Section: 27

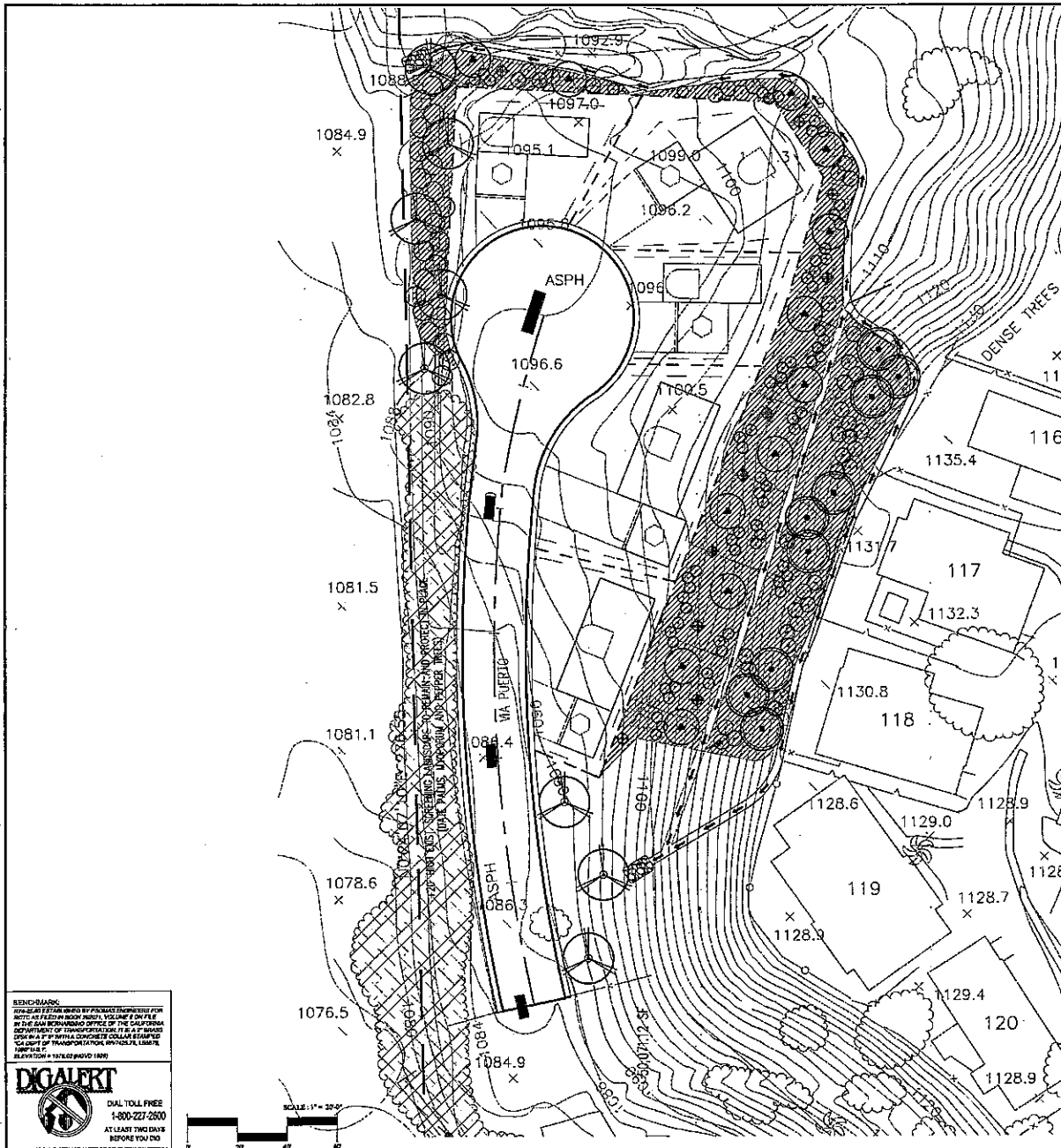
Assessors Bk. Pg. 273-04  
Thomas Bros. Pg. 745 E4  
Edition 2009



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/index.html>



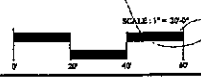




PLANTING LEGEND						
TREES	SYMBOL BOTANICAL	COTTON NAME	PLANT FACTOR (CALIF. CAL.)	SIZE	QTY.	CITY.
1		PINE CANADENSE	CANARY ISLAND PINE #1	24" BOK (IMP. CAL.)	18 FT	6
2		CHOCOMA LABANA	DESERT WILLOW #2	3" GAL.	10 FT	3
3		PINE CHATA	ROAD BUSH #1	3" GAL.	8 FT	1
4		YUCCA ELATA	ROAD TREE YUCCA #2	3" GAL.	8 FT	1
SHRUBS	SYMBOL BOTANICAL	COTTON NAME	SIZE	QTY.	CITY.	
5		HETEROPHELLA ANTHOPHILLA CALIFORNIA TOYON #1	3" GAL.	8 FT	4	
6		GONOLONIA GONOLIA HORN "YUMBAE POINT" #1	3" GAL.	6 FT	6	
7		GONOLONIA GONOLIA HORN #2	3" GAL.	6 FT	11	
GRASS/COVERS	SYMBOL BOTANICAL	COTTON NAME	SIZE	QTY.	CITY.	
8		BACCHARIS PILLARIS TURF PLANT	20"	2 FT.	-	

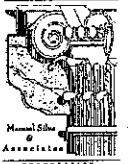
- NOTES:
- 1) ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY DEVELOPER OR AGENT, IN ACCORDANCE WITH ALL LOCAL LAWS.
  - 2) ALL LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER, AGENT UNTIL OCCUPANCY BY HOMEOWNER.
  - 3) ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.
  - 4) IRRIGATION SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.
  - 5) ALL STREET TREES AND ANY TREE WITHIN 6 FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR DEEP ROOT CONTROL BARRIERS, SEE SHEET L-5.
  - 6) ALL PLANTING IS TYPICAL PER LOT. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO PLANT LOCATIONS AND QUANTITIES TO ACCOMMODATE FOR LOTS THAT VARY FROM THE TYPICAL.
  - 7) ALL TREES SHALL BE DOUBLE STAKED.
  - 8) REFER TO SHEET L-3 & 4 FOR PLANTING DETAILS AND SPECIFICATIONS.
  - 9) TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS AND 5' FROM DRIVE APPROACH, FIRE HYDRANT, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES, 5 FT. FROM MARKLINE.

**BENCHMARK:**  
 THIS PLAN IS A FINAL DESIGN BY PROFESSIONAL ENGINEERS FOR THE CITY OF PALM SPRINGS, CALIFORNIA. IT IS A FINAL DESIGN AND SHALL BE USED IN ACCORDANCE WITH THE CITY OF PALM SPRINGS, CALIFORNIA. THE CITY OF PALM SPRINGS, CALIFORNIA, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.  
**DIGALERT**  
 DIAL TOLL FREE 1-800-227-2500  
 AT LEAST TWO DAYS BEFORE YOU DIG  
 UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

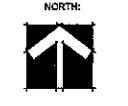


PLANTING PLAN

Streetscape & Erosion Control Plans



City of Palmdale  
 Planning Department  
 1000 N. PALMDALE BLVD.  
 PALMDALE, CA 93550  
 (805) 245-2322 F. (805) 245-2300  
 CITY ENGINEER: [Signature]



PROJECT NO. 213-050-056/057/058  
**Caballero Ranch**  
 Mobile Home Park  
 MOCKING BIRD CANYON ROAD & CAMINO ESTRELLA ST  
 BIRDALE, CA. 92504  
 A.P.N. 213-050-056/057/058



**Paradise**  
 landscape architecture  
 Carey Loomis  
 hb #103  
 cen #1733  
 (519) 651-9927 - F  
 (760) 724-4366 - F

SHEET TITLE:  
 PLANTING PLAN  
 DRAWN BY: [Signature]  
 DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 01.23.09  
 SCALE: 1" = 20'-0"  
 JOB NO. 0255

**L-6**  
 OF 8 SHEETS  
 02/20/2009

# 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**

- 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 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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.

<b>2. Mt. Palomar Observatory</b>	<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?

---

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
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>				
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
<b>5. Forest</b>				
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.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
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 an 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--	--------------------------------	--	------------------------------	-----------

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Historic Resources</b>				
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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
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
--------------------------------	--	------------------------------	-----------

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**

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 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**

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

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

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
--------------------------------	--	------------------------------	-----------

**14. Landslide Risk**

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

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**

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

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**

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

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
--------------------------------	--	------------------------------	-----------

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Slopes</b>	<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

<b>18. Soils</b>	<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
--------------------------------	--	------------------------------	-----------

- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>

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
--	--------------------------------	--	------------------------------	-----------

**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**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

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
--------------------------------	--	------------------------------	-----------

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
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>25. Water Quality Impacts</b>	<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
--------------------------------	--	------------------------------	-----------

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 in 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.

<b>LAND USE/PLANNING</b> Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Land Use</b>	<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
--------------------------------	--	------------------------------	-----------

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?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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
--------------------------------	--	------------------------------	-----------

- 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
--------------------------------	--	------------------------------	-----------

**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

**28. 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-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA     A     B     C     D

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

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA     A     B     C     D

Source: On-site Inspection, Project Application Materials

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

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
--------------------------------	--	------------------------------	-----------

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				
<b>30. Housing</b>		<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
--------------------------------	--	------------------------------	-----------

- 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
--------------------------------	--	------------------------------	-----------

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.

<b>33. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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.

<b>34. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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
--------------------------------	--	------------------------------	-----------

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**

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**

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

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

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

d) Alter waterborne, rail or air traffic?

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

	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*, 8<sup>th</sup> 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--	--------------------------------	--	------------------------------	-----------

**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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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
--------------------------------	--	------------------------------	-----------

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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



CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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



CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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,

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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 - LNDSCLPE 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.

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

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

06/15/10  
10:53

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

CONDITIONAL USE PERMIT Case #: CUP01192R1

Parcel: 273-030-056

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 1 USE - LC LNDSACP INSPECT DEPOST (cont.) RECOMMND

Department shall clear this condition upon determination of compliance.

90.PLANNING. 2 USE - LC COMPLY W/ LNDSACP/ 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 - 1<sup>st</sup>. 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:mvazquez@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](mailto: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](mailto:jphithay@RCTLMA.org) / **MAILSTOP #: 1070**

COMMENTS:

**FILE CO**

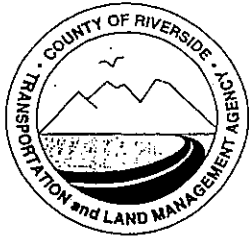
DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

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.*





Tina 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: lmc007@earthlink  
 Telephone No.: 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, Cahallera MHP Ltel  
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 SPACES
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

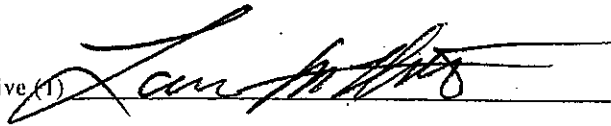
Government Code Section 65962.5, which became effective July 1, 1987, requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites, and submit a signed statement to the local agency indicating whether the project is located on or near an identified 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@rctlma.org](mailto:jhorn@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](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

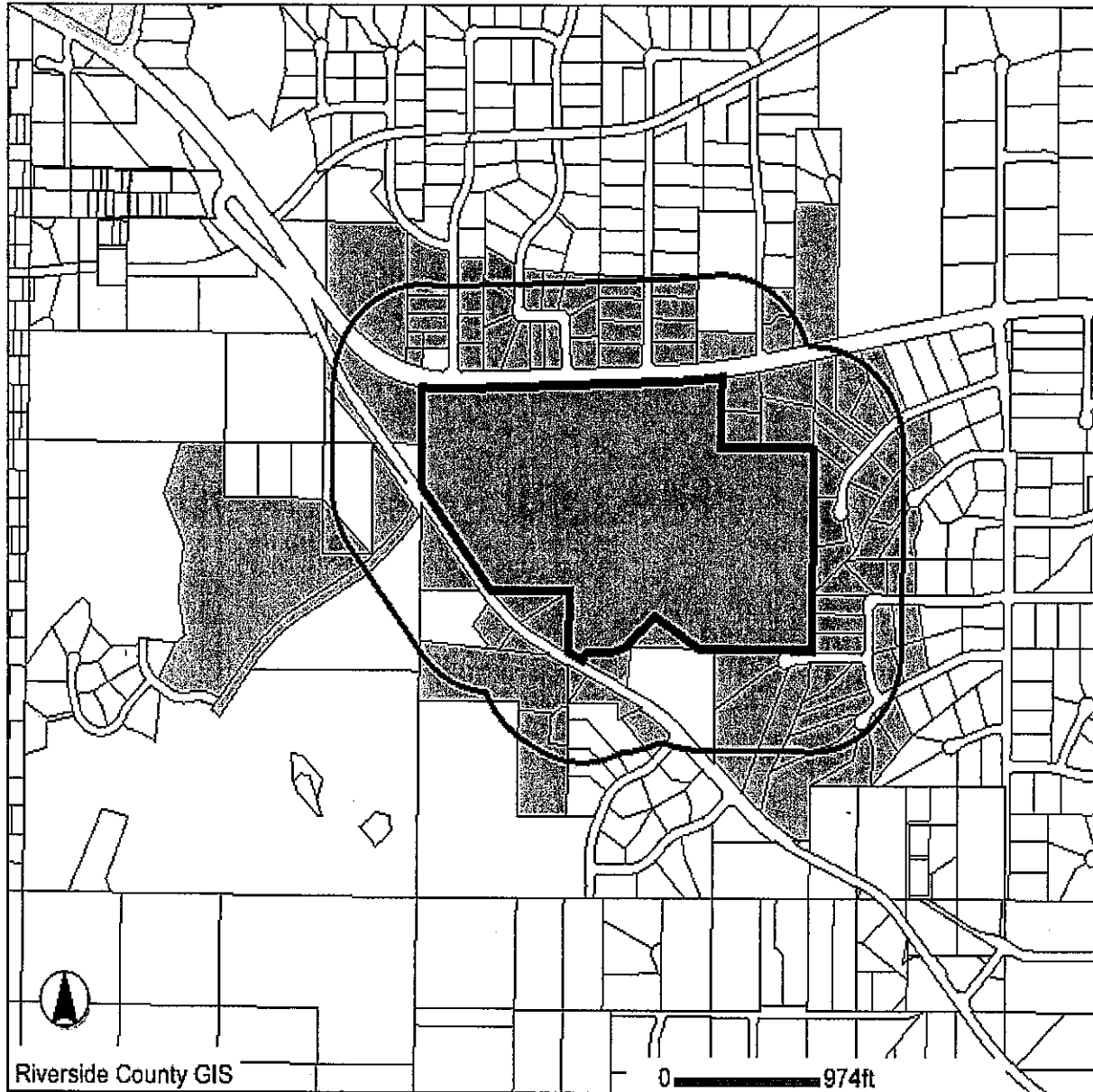
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 4/26/2010   
EQUICS. 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  
MARGARITE 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 92504

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 Bonillo  
Temecula, CA 92592

Eng-Rep:  
SECUTRAC  
Attn: Leonard Urquiz, P.E.  
32135 Corte Bonillo  
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!

# RANCHO CABALLERO MOBILE HOME PARK

## DATA:

### OWNER/APPLICANT:

RANCHO CABALLERO  
MOBILE HOME PARK LTD.  
RIVERSIDE CA 92504  
15181 VAN BUREN BLVD.

### UTILITIES:

WATER: WMMO  
POWER: SO CAL EDISON  
GAS: GAS COMPANY  
TELEPHONE: VERIZON  
SEWER: WMMO

### GENERAL PLAN:

EXISTING LAND USE: MOBILE HOME PARK  
PROPOSED LAND USE: 16 ADDITIONAL MOBILE HOME SPACES

### ADJACENT LAND USES:

NORTH: RESIDENTIAL  
WEST: VACANT  
SOUTH: VACANT  
EAST: RESIDENTIAL

### PROPOSED ZONING:

R-1 ORD. 348

### EXISTING ZONING:

R-1 ORD. 348

### LAND USE:

MHOM

### ASSESSOR'S PARCEL NO.:

273-030-056

273-030-057

273-030-058

### TOPOGRAPHY SOURCE:

LAWRENCE MODERN PLS  
18079 LA VENTANA  
MURRIETA CA 92562  
(951) 304-0111

### BENCH MARK:

V.L. 16 RESET 1969  
ELEV. 1060.640

### NUMBER OF PARCELS:

5

### LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF  
SECTION 27 TOWNSHIP 3 SOUTH,  
RANGE 5 WEST S.B.S. & M.  
RECORDED M&B 1/70 SB

### TOTAL ACREAGE:

18.240 ACRES (NET)  
76.347 ACRES (GROSS)

### PREPARATION DATE:

MARCH, 2008

### THOMAS BROS. MAP COORDINATES:

PG. 745-E4

PG. 745-E5

PG. 745-F4

PG. 745-F5

### SCHOOL DISTRICT:

RIVERSIDE UNIFIED # 04

### TOWNSHIP/RANGE:

T3S, R5W, SEC 27

### EASEMENT NOTES

**E1** C.L. OF EASEMENT UNDISCLOSED WIDTH OF THE  
CAL. ELECTRIC POWER CO. AND CAL. WATER  
& TELEPHONE CO. FOR POLE LINE PURPOSES  
AS PER OR. BOOK 2074 PG. 448 REC. 4-18-57

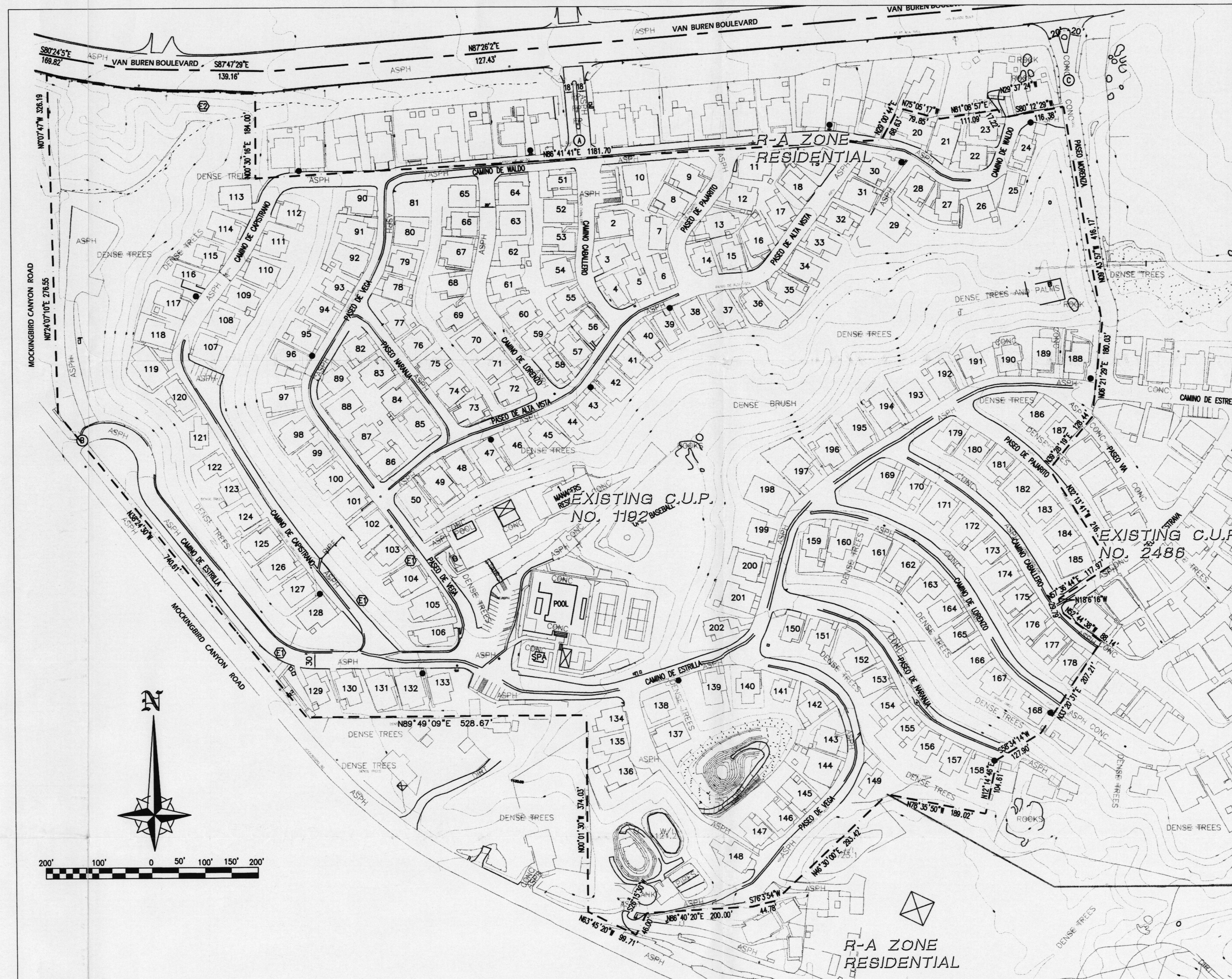
**E2** EASEMENT OF THE CO. OF RIVERSIDE FOR SLOPE  
PURPOSES AS PER INST. NO. 11602 REC. 11-18-68

### NOTES

- (A)** GATED ENTRANCE WITH 18" EXIT AND 18" ENTRANCE
- (B)** 25" CHAINLINK ENTRANCE
- (C)** GATED ENTRANCE WITH 20" EXIT AND 20" ENTRANCE

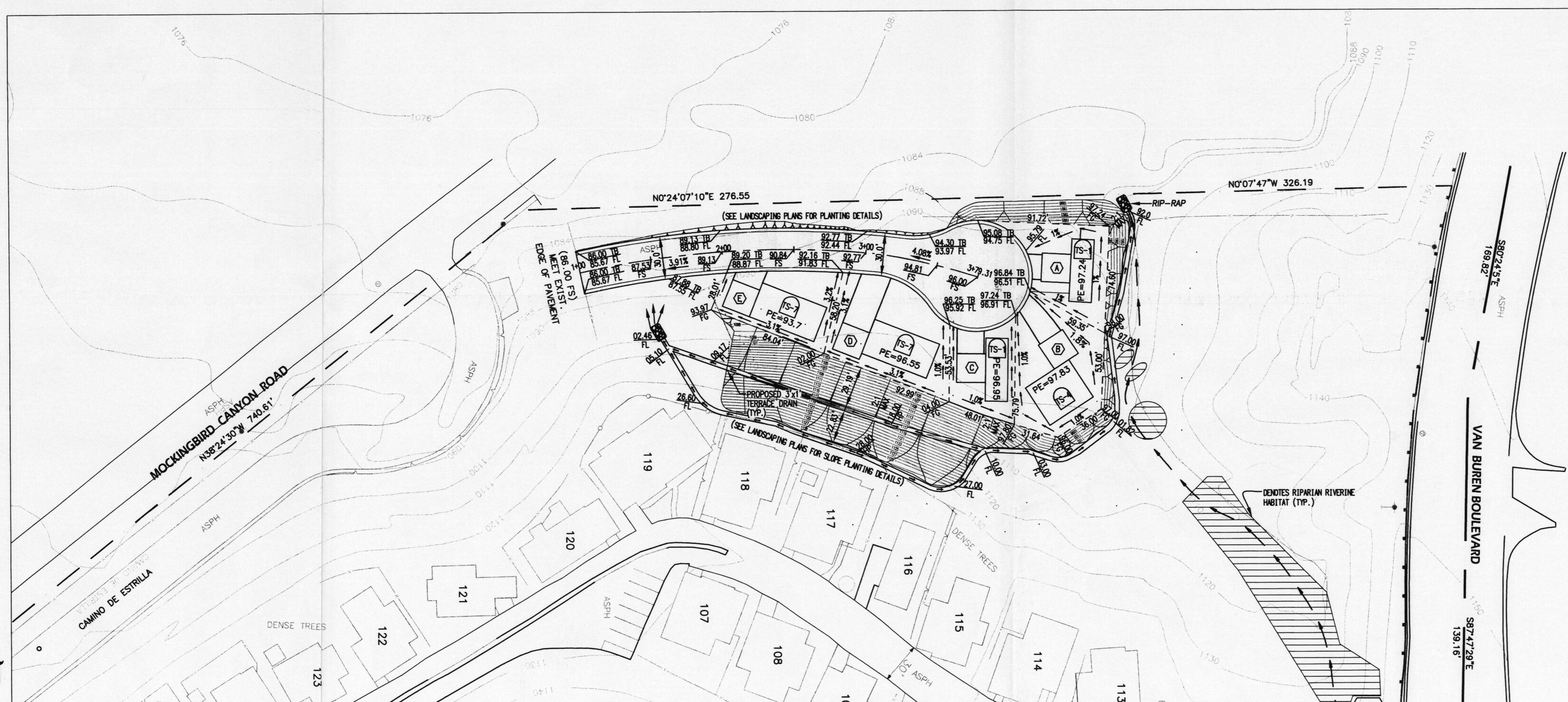
### NUMBER OF SPACES OF CUP 1192

- 202** EXISTING SPACES
- 107** PROPOSED SPACES
- DENOTES EXISTING FIRE HYDRANT



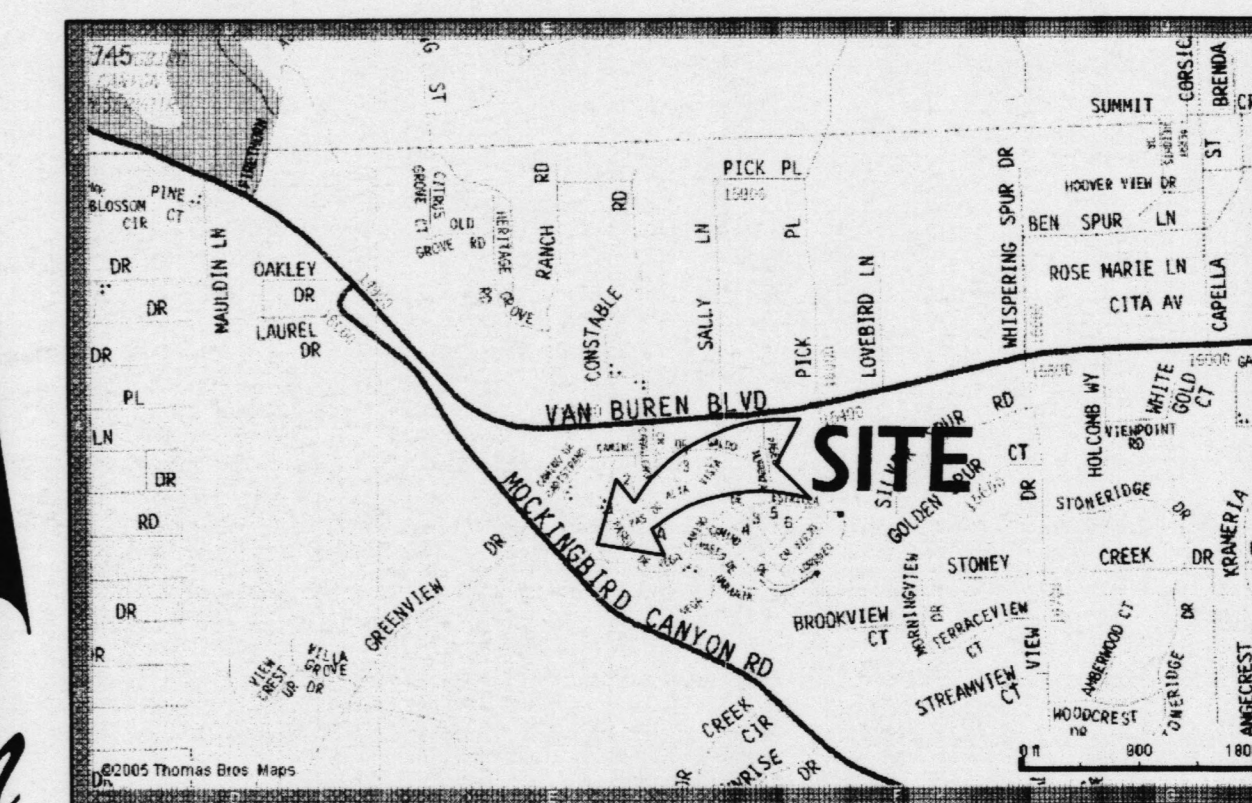
**SITE PLAN VIEW**

SCALE: 1"=100'



**PROPOSED DEVELOPMENT**

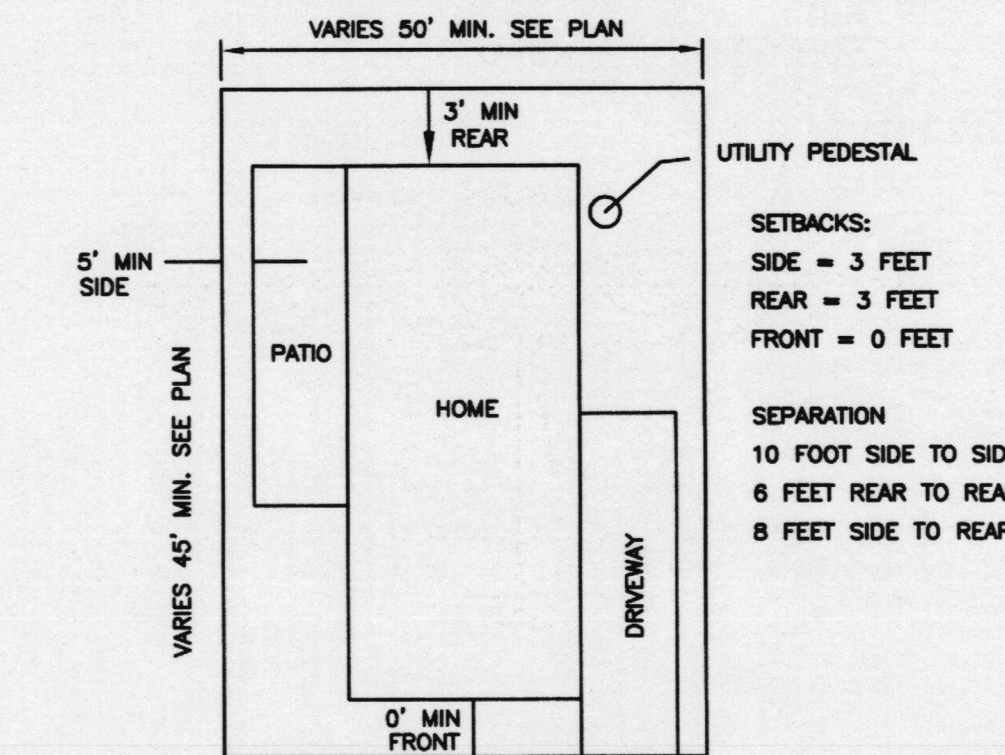
SCALE: 1"=40'



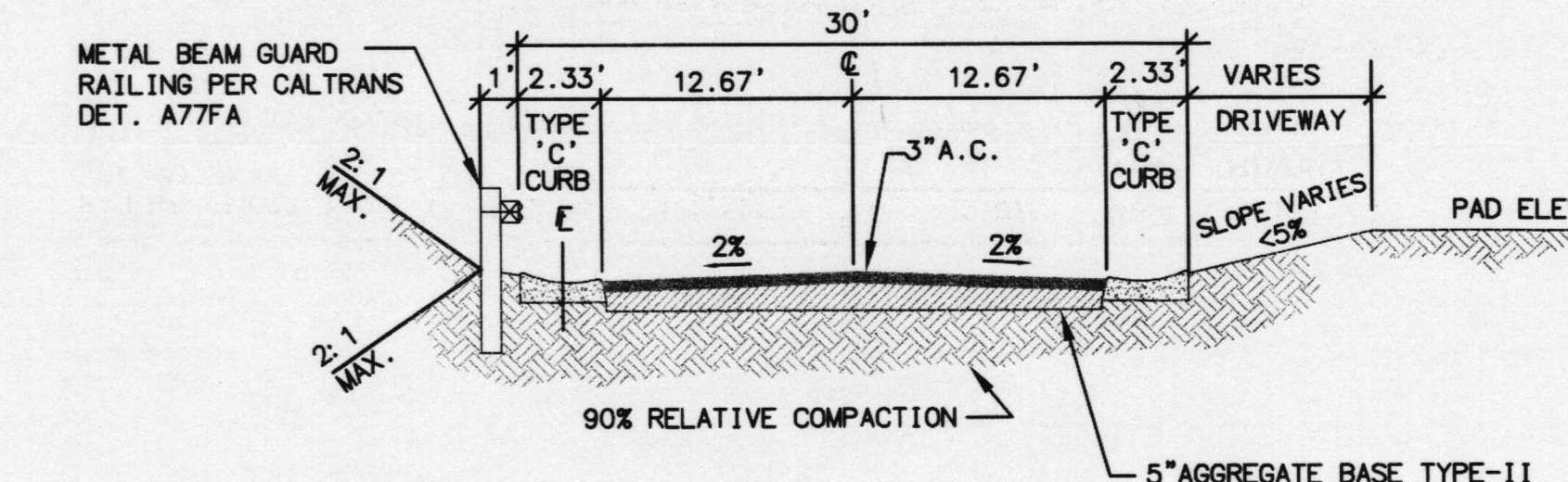
**VICINITY MAP**

### NOTES:

1. LUMP SUM: 273-030-056-8
2. APN GAME PLAN #273-030-008-3
3. RAMP AREA PLAN # LAKE MATHEWS/WOODCREST BOUNDARY PARTIALLY WITHIN PROPOSED M&B
4. RAMP WITHIN PROPOSED M&B
5. RAMP M&B CRITERIA AREA = OUTSIDE
6. ZONING DISTRICT AREA = LAKE MATHEWS DIST
7. SPECIFIC PLAN NOT WITHIN SPECIFIC PLAN AREA
8. DEVELOPMENT AGREEMENT # = NOT IN AGREEMENT AREA
9. AGRICULTURAL PRESERVE # = NOT IN PRESERVE AREA
10. AMPOB BUILDING AREA # = NOT IN AMPOB AREA
11. DEV. MAP, FEE AREA ORD. 859 = LAKE MATHEWS
12. ROAD # BRIDGE DISTRICT # = NOT IN A DISTRICT
13. EAST T.J.M.F. ORD. 675 = NOT WITHIN FEE AREA
14. WEST T.J.M.F. ORD. 624 = WITHIN FEE AREA
15. FLOOD CONTROL DISTRICT = RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
16. FLOOD CONTROL PLAN # 100 YEAR FLOOD ZONES A & C - CHECK MAP
17. AREA ZONE C COMMUNITY PANEL #2450720A APRIL 15TH 1990
18. SPECIAL FLOOD ORD. #81 = WITHIN FEE AREA
19. SR FEE AREA ORD. 683.10 = WITHIN FEE AREA
20. MOUNTAIN FEE ORD. 810 = WITHIN FEE AREA
21. FAULT ZONE # = NOT IN FAULT AREA
22. LIQUIDATION POTENTIAL
23. HIGH FIRE AREA ORD. 787 = NOT IN FIRE AREA
24. LIGHTNING ORD. 885 = N/A 47.00 MILES
25. COUNTY SERVICE AREA # = NOT IN A SERVICE AREA
26. RIGHT OF WAY # = NO ADDITIONAL RIGHT OF WAY AND WASTE OIL ABOVE OR BELOW GROUND
27. FLAMMABLE/COMBUSTIBLE LIQUIDS = NO FLAMMABLE/COMBUSTIBLE LIQUIDS
28. NOT IN A COMMUNITY SERVICE DISTRICT

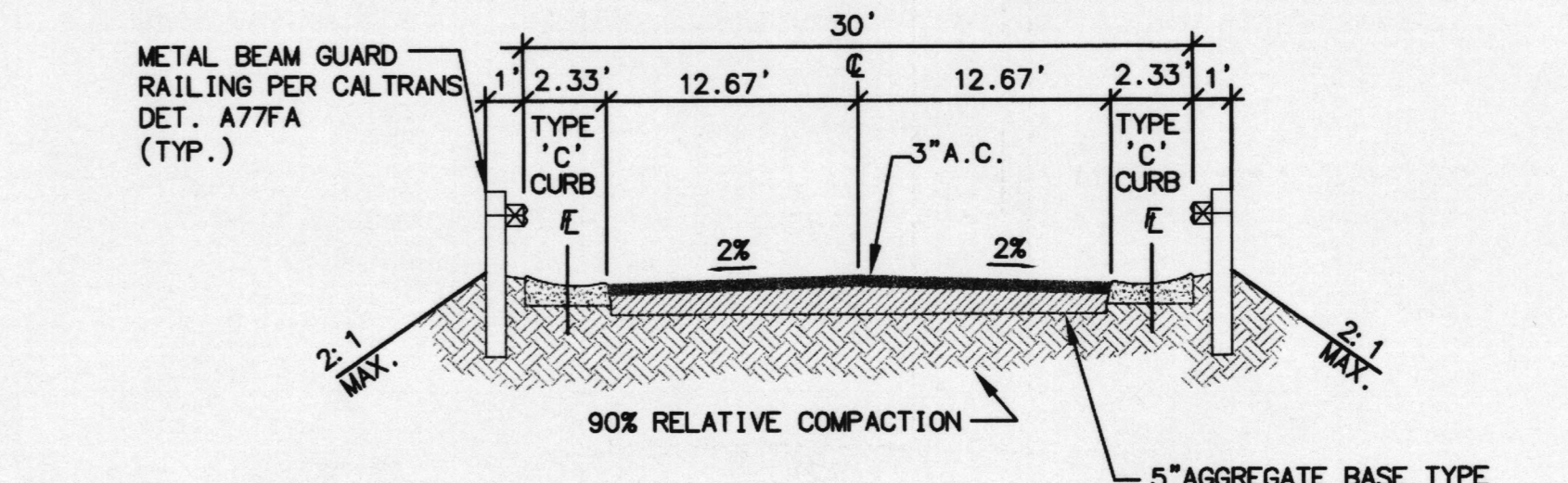


**TYPICAL SPACE & SETBACKS**



**TYPICAL 30' SECTION - ACCESS DRIVEWAY**

NTS.



**TYPICAL 30' SECTION - ACCESS ROAD**

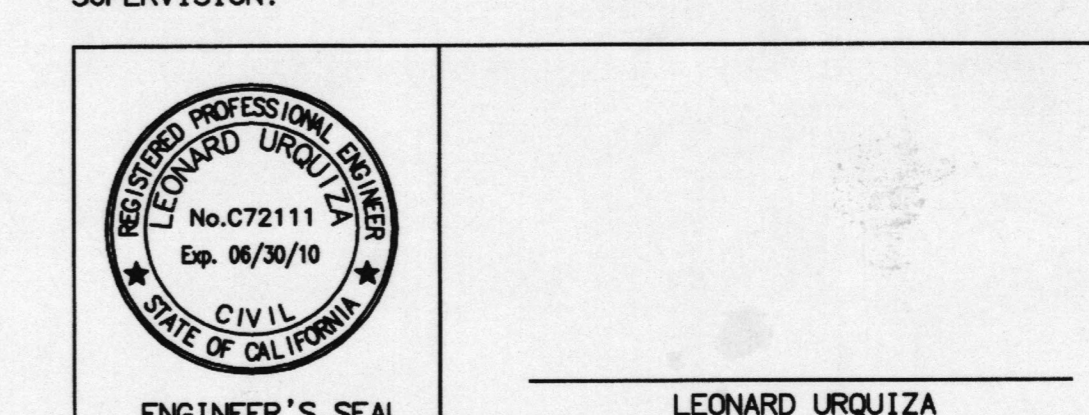
NTS.

### PREPARED FOR:

RANCHO CABALLERO MHP, LTD  
15181 VAN BUREN BLVD.  
RIVERSIDE, CA 92504

### ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.



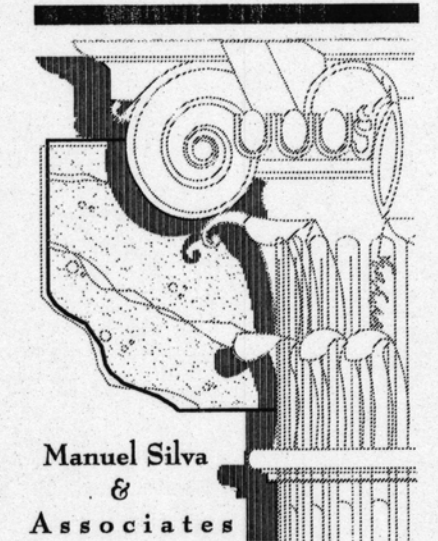
### PREPARED BY:

CASE # CUP01192R1 AMD 3  
EXHIBIT A  
DATE: 11/21/08  
PLANNER: R. BRADY



**CIVIL ENGINEERS**  
Commercial Residential  
32135 Corte Bonillo  
Temecula, CA 92592-1627  
TELEPHONE: (951) 526-2294  
FAX: (951) 520-8858  
email: secutrac@verizon.net

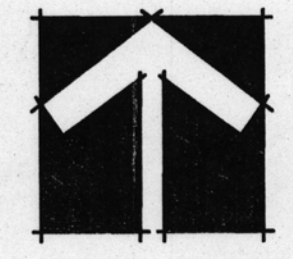
**REVISED C.U.P. 1192**



Manuel Silva & Associates  
CORPORATION  
Landscape • Design • Architecture  
Design • Build  
P. (951) 240-7302 F. (951) 240-7305  
4420 FROGS LEAP ST. TEMECULA CA 92592  
ms@silvaq.com

REVISIONS	BY	DATE
△		
△		
△		

NORTH:



PROJECT INFO:  
Caballero Ranch  
Mobile Home Park  
MOCKING BIRD CANYON ROAD & CAMINO ESTRELLA ST  
Riverside Ca. 92504  
A.P.N. 273-030-056/057/058



Paradiso  
landscape architecture  
Carey Leone  
rfa 4100  
ccn #1755  
(619) 851-9827 - P  
(760) 728-6566 - F

SHEET TITLE:  
PLANTING PLAN  
DRAWN  
PEI

CASE: CUP01192R1  
EXHIBIT: L  
DATED: 11/11/08  
PLANNER: J. HORN

SCALE:  
1" = 20'-0"  
JOB NO.  
100815

Sheet  
L-6  
of 8 sheets  
SECOND SUBMITTAL

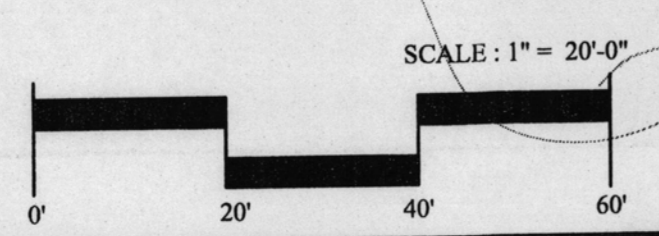
PLANTING LEGEND					
TREES		COMMON NAME	SIZE	DFL	QTTY.
SYMBOL	BOTANICAL	PLANT FACTOR (BUCCLS)			
	PINUS CANARIENSIS	CANARY ISLAND PINE #2	36" BOX (30" OC)	20 FT	8
	CHILOPSIS LINEARIS	DESERT WILLOW #2	8 GAL	20 FT	12
	RHUS OVATA	SUGAR BUSH #2	8 GAL	8 FT	5
	YUCCA ELATA	SOAP TREE YUCCA #2	8 GAL	8 FT	10
SHRUBS		COMMON NAME	SIZE	DFL	QTTY.
SYMBOL	BOTANICAL				
	HETEROMELES ARBUTIFOLIA	CALIFORNIA TOYON #2	8 GAL	8 FT	41
	CEANOTHUS GRISEUS 'HORZ. YANKEE POINT'	WILD LILAC #2	8 GAL	6 FT	68
	COTONEASTER PARNEYI	PARNEY COTONEASTER #2	8 GAL	8 FT	21
GROUNDCOVERS		COMMON NAME	SIZE	DFL	QTTY.
SYMBOL	BOTANICAL				
	BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BUSH #2	FLATS	2 FT.	-

NOTES:  
1) ALL LANDSCAPING AND IRRIGATION TO BE INSTALLED BY DEVELOPER OR AGENT, IN ACCORDANCE WITH ALL LOCAL LAWS.  
2) ALL LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER AGENT UNTIL OCCUPANCY BY HOMEOWNER.  
3) ALL PLANTING SHALL BE CONTAINED WITHIN PROPERTY LINES OF THE LOT.  
4) IRRIGATION AND PLANTING SHALL BE INSTALLED TO PROMOTE EFFICIENT USE OF WATER.  
5) ALL STREET TREES AND ANY TREE WITHIN 6 FT. OF WALLS, HARDSCAPE, OR BUILDINGS SHALL BE INSTALLED WITH CITY APPROVED LINEAR DEEP ROOT CONTROL BARRIERS. SEE SHEET L-3.  
6) ALL PLANTING IS TYPICAL PER LOT. CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO PLANT LOCATIONS AND QUANTITIES TO ACCOMMODATE FOR LOTS THAT VARY FROM THE TYPICAL.  
7) ALL TREES SHALL BE DOUBLE STAKED.  
8) REFER TO SHEET L-3 & 4 FOR PLANTING DETAILS AND SPECIFICATIONS.  
9) TREE PLACEMENT MINIMUMS SHALL BE: 10' FROM LIGHT STANDARDS AND 5' FROM DRIVE APPROACH, FIRE HYDRANT, UTILITIES AND PROPERTY LINES. NO TREES ALLOWED IN SWALES, 3 FT. FROM MAINLINE.



BENCHMARK:  
R74-25.80 ESTABLISHED BY PCSOAS ENGINEERS FOR RCTC AS FILED IN BOOK 262071, VOLUME 11 ON FILE IN THE SAN BERNARDINO OFFICE OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION. IT IS A 2" BRASS DISK IN A 2" IP WITH A CONCRETE COLLAR STAMPED 'CA DEPT. OF TRANSPORTATION, RIV7425.78, L55679, 1990' U-0.1', ELEVATION = 1578.03 (NGVD 1929)

**DIGALERT**  
DIAL TOLL FREE  
1-800-227-2600  
AT LEAST TWO DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA



PLANTING PLAN

Agenda Item No.: **4.4**  
 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 75 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 DESIJA FAMILY TRUST  
 848 CHAPEA RD.  
 PASADENA, CA 91107  
 (823) 388-1909  
 (823) 388-1910

**APPLICANT**  
 JAYALATI DESIJA  
 848 CHAPEA RD.  
 PASADENA, CA 91107  
 (823) 388-1909  
 (823) 388-1910

**SITE ADDRESS**  
 SOUTH OF MITCHELL RD., EAST OF  
 BAYMAN RD.

**NOTES**  
 NO MASS GRADING FOR DRAINAGE IS PROPOSED. BUILDING PADS WILL BE ELEVATED A MINIMUM OF 18 INCHES ABOVE NATURAL GROUND AND ARE EXPOSED PROTECTION ON THE SLOPES OF THE PADS WILL BE PROVIDED.

FLOWS ENTERING THE WEST HALF OF THE PROPERTY WILL BE CONVEYED BY THE FUTURE ANZA AREA DRAINAGE CHANNEL. THE LIMITS OF THE FLOODWAY AT THE EAST AND WEST SIDES OF THE SITE HAVE BEEN DETERMINED BY THE EDWARDS TRIANGULAR FORMULA AND PLOTTED PER RIVERSIDE COUNTY FLOOD CONTROL'S DIRECTION.

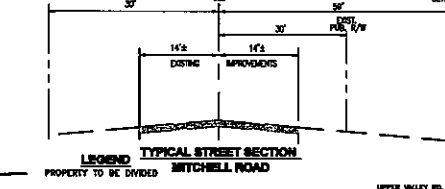
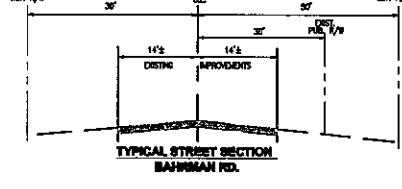
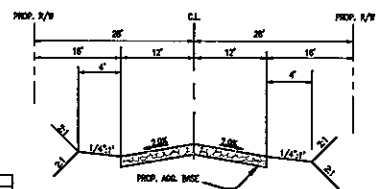
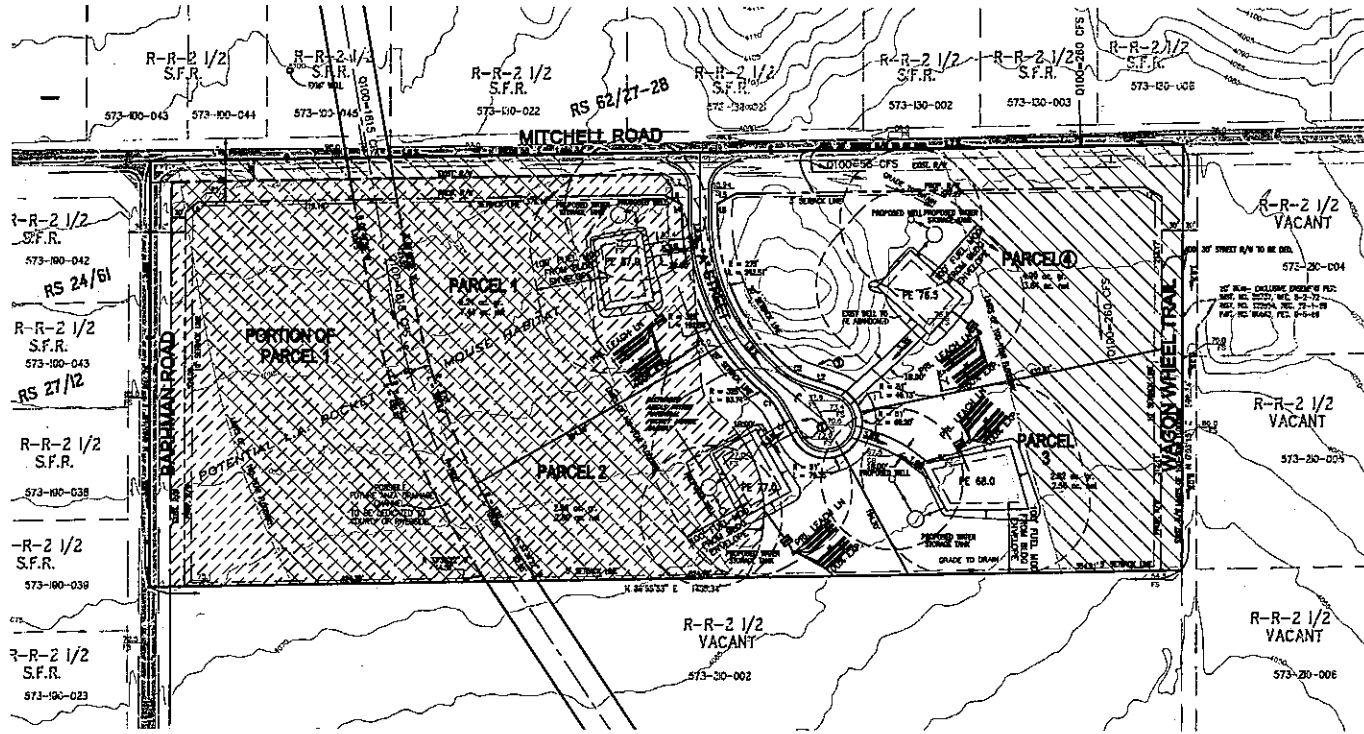
FUEL MODIFICATION BY THE POTENTIAL LAPOA AREAS NEEDS TO BE CARRIED OUT BY MANUAL CUTTING IN ORDER TO LIMIT DISTURBANCE TO THE ROOT SYSTEMS AND BARKHOLES. THE LAPOA WOULD ACTUALLY BENEFIT FROM SHRUB DENSITY REDUCTION TO LEVELS OF ABOUT 50% AS THEY PREFER OPEN SANDY SOILS.

① BUILDINGS TO BE ABANDONED.

**GENERAL NOTES**  
 A.P.M.: 573-210-001  
 PROJECT USE: SINGLE FAMILY RESIDENTIAL  
 EXISTING LAND USE: VACANT/AGRICULTURAL  
 EXISTING ZONING: R-R-2.5  
 PROPOSED ZONING: R-A-2 1/2  
 EXISTING GENERAL PLAN DESIGNATION: EDR-RC  
 PROPOSED STRUCTURES: SINGLE FAMILY HOMES  
 PROPOSED IMPROVEMENT SCHEDULE "M"  
 SHORAGE: NONE  
 EASEMENTS: NONE  
 TREE PROTECTION: NONE  
 AREA: 20.00 ACRES GROSS  
 18.44 ACRES NET  
 4 PARCELS

**UTILITIES**  
 ELECTRIC: ANZA ELECTRIC COOPERATIVE, INC. 765-4333  
 P.O. BOX 381909  
 ANZA, CA 92539  
 GAS: PROPANE  
 PHONE: VERIZON 800-485-9000  
 2300 W. FLORIDA AVE.  
 HEMET, CA 92345  
 WATER: INDIVIDUAL WELLS  
 SEWER: SEPTIC TANKS  
 SCHOOL: HEMET UNITED SCHOOL DISTRICT 791-2451  
 2300 W. LATHAM AVE.  
 HEMET, CA 92345  
 FIRE: COUNTY OF RIVERSIDE 955-4777  
 P.O. BOX 1548  
 RIVERSIDE, CA 92502  
 CABLE: SATELLITE  
 TRASH: NONE

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 ONSITE AS SHOWN. NO PROTECTED OR ENDANGERED TREES EXIST ONSITE. THE SITE HAS MODERATE LIQUEFACTION POTENTIAL. SITE IS NOT IN ANOTHER KNOWN GEOLGICAL HAZARD AREA, OR WITHIN A SPECIAL STUDIES ZONE.  
 F.E.M.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.\*



**LINE AND CURVE TABLE**

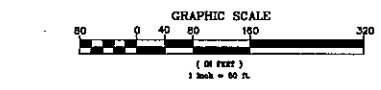
CURVE	LENGTH	RADIUS
C1	25.82	66.96
C2	25.82	66.96

LINE	LENGTH	BEARING
L1	50.00	N 20°24'43" W
L2	50.00	N 71°20'53" W
L3	28.77	N 81°24'00" W
L4	14.81	N 00°03'15" E
L5	29.28	N 61°30'13" E
L6	16.81	N 00°03'15" E
L7	27.15	N 58°38'52" W
L8	21.81	N 30°07'45" E

**L.A. POCKET MOUSE POTENTIAL HABITAT**

POTENTIAL HABITAT	AREA (SQ.)	% OF TOTAL AREA
POTENTIAL HABITAT	437,800	100
PARCEL 1, GRADED	32,331	7.4
PARCEL 2, GRADED	9,878	2.3
TOTAL GRADED HABITAT	43,209	9.7



**Revisions:**

No.	Date	By	Description	Approved
1	5/21/08	CLW	REVISED FLOOD PLAN ON EASTERN HALF OF SITE ACCORDING TO RIVERSIDE COUNTY SERVICE AREA	
2	6/10/08	CLW	ADDED SPOT BL. TO 'A' ST. MOVED LEACH FIELD ON LOT 4. REVISED PROPOSED ZONING TO R-A-2.4	
3	5/27/08	KAC	ADDED POTENTIAL L.A. POCKET MOUSE HABITAT AREA AND DETERMINED THE DISTURBED AREA WITHIN	
4	4/28/08	TON	ADDED FIRE SETBACK PER FIRE DEPARTMENT COMMENTS. ADDED 'A' AND 'B' SETBACKS TO 'A' AND 'B' PARCELS. ADDED 'A' WITH REQUIREMENTS TO ELIMINATE MODIFIED PADS. PER COUNTY'S REQUEST	

Designed: CLW | Drawn: CLW | Checked: KBC



Prepared Under the Supervision Of:  
 Date: 11/5/08  
 Approved By:  
 Date:

**Legend & Scale**

Scale: 1"=80'  
 Date: 4/2008

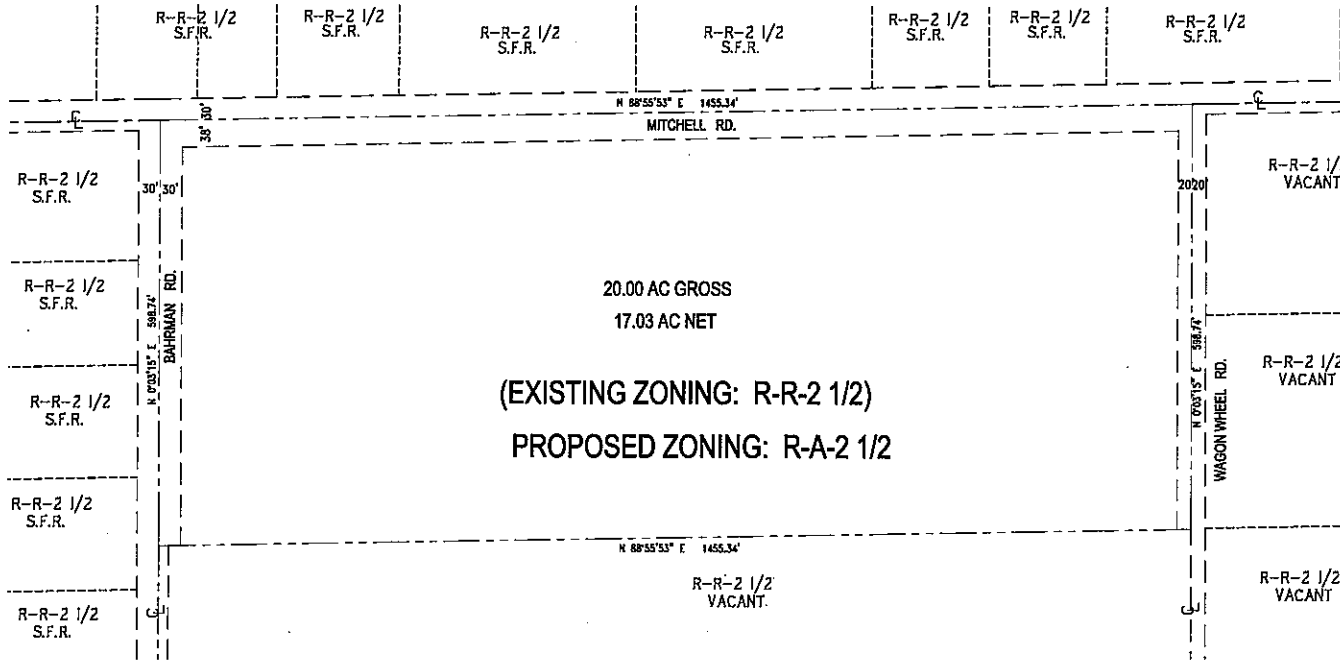
COUNTY OF RIVERSIDE, CALIFORNIA  
**TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 4**  
 FOR: JAY DE SIJA  
 SHEET 1 OF 1  
 FILE NO. 0504700.00

November 20, 2009 at 10:48 AM. File: 0504700.00.dwg. Plot: 0504700.00.dwg. Plot by: Tony Hwang on 11/20/09

# CHANGE OF ZONE

## APN NO. 573-210-001

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



**OWNER**  
 THE DESILVA FAMILY TRUST  
 945 CHAPEA RD.  
 PASADENA, CA 91107  
 (626) 396-1909  
 (626) 396-1910

**APPLICANT**  
 JAYALATH DESILVA  
 945 CHAPEA RD.  
 PASADENA, CA 91107  
 (626) 396-1909  
 (626) 396-1910

**SITE ADDRESS**  
 SOUTH OF MITCHELL RD., EAST OF  
 BAHAMAN RD.

**GENERAL NOTES**  
 A.P.N.: 573-210-001  
 PROJECT USE: SINGLE FAMILY RESIDENTIAL  
 EXISTING LAND USE: VACANT/AGRICULTURAL  
 EXISTING ZONING: R-R-2.5  
 PROPOSED ZONING: R-A-2.5  
 EXISTING GENERAL PLAN DESIGNATION: EDN-RC  
 ESSENTIALS: NONE  
 F.E.M.A. FLOOD ZONE: C  
 THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN  
 AREA: 20.00 ACRES GROSS  
 17.03 ACRES NET  
 8 LOTS

**UTILITIES**

**ELECTRIC:** ANZA ELECTRIC COOPERATIVE, INC. 765-4333  
 P.O. BOX 381809  
 ANZA, CA 92539

**GAS:** PROPANE

**PHONE:** VERIZON 800-483-5000  
 3602 W. FLORIDA AVE.  
 HEMET, CA 92345

**WATER:** INDIVIDUAL WELLS

**SEWER:** SEPTIC TANKS

**SCHOOL:** HELMET UNIFIED SCHOOL DISTRICT 791-2451  
 2350 W. LATAM AVE.  
 HEMET, CA 92345

**FIRE:** COUNTY OF RIVERSIDE 955-4777  
 P.O. BOX 1548  
 RIVERSIDE, CA 92502

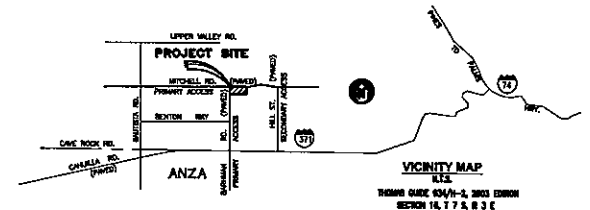
**CABLE:** SATELLITE

**TRASH:** NONE

20.00 AC GROSS  
 17.03 AC NET  
 (EXISTING ZONING: R-R-2 1/2)  
 PROPOSED ZONING: R-A-2 1/2

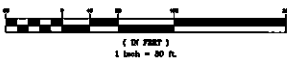
**LEGAL DESCRIPTION**

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



SCALE 1"=80'

GRAPHIC SCALE



Revisions:			
No.	Date	By	Description
1	R/08/CLW		Changed proposed zoning to R-A-2 1/2.



Prepared Under The Supervision Of:  
 Date: \_\_\_\_\_  
 Approved By: \_\_\_\_\_  
 Date: \_\_\_\_\_

**Coastal & Forestry Inc.**  
 Date: 6/2008  
 Scale: 1"=80'  
 Bench Mark: \_\_\_\_\_

COUNTY OF RIVERSIDE, CALIFORNIA  
**CHANGE OF ZONE**  
**APN. 573-210-001**  
 FOR: JAY DESILVA

SHEET 1 OF 1 SHEETS  
 FILE NO. 0504700.01

June 15, 2008 11:56am F:\2008\573-210-001\573-210-001.dwg by clevins on 1/26/08

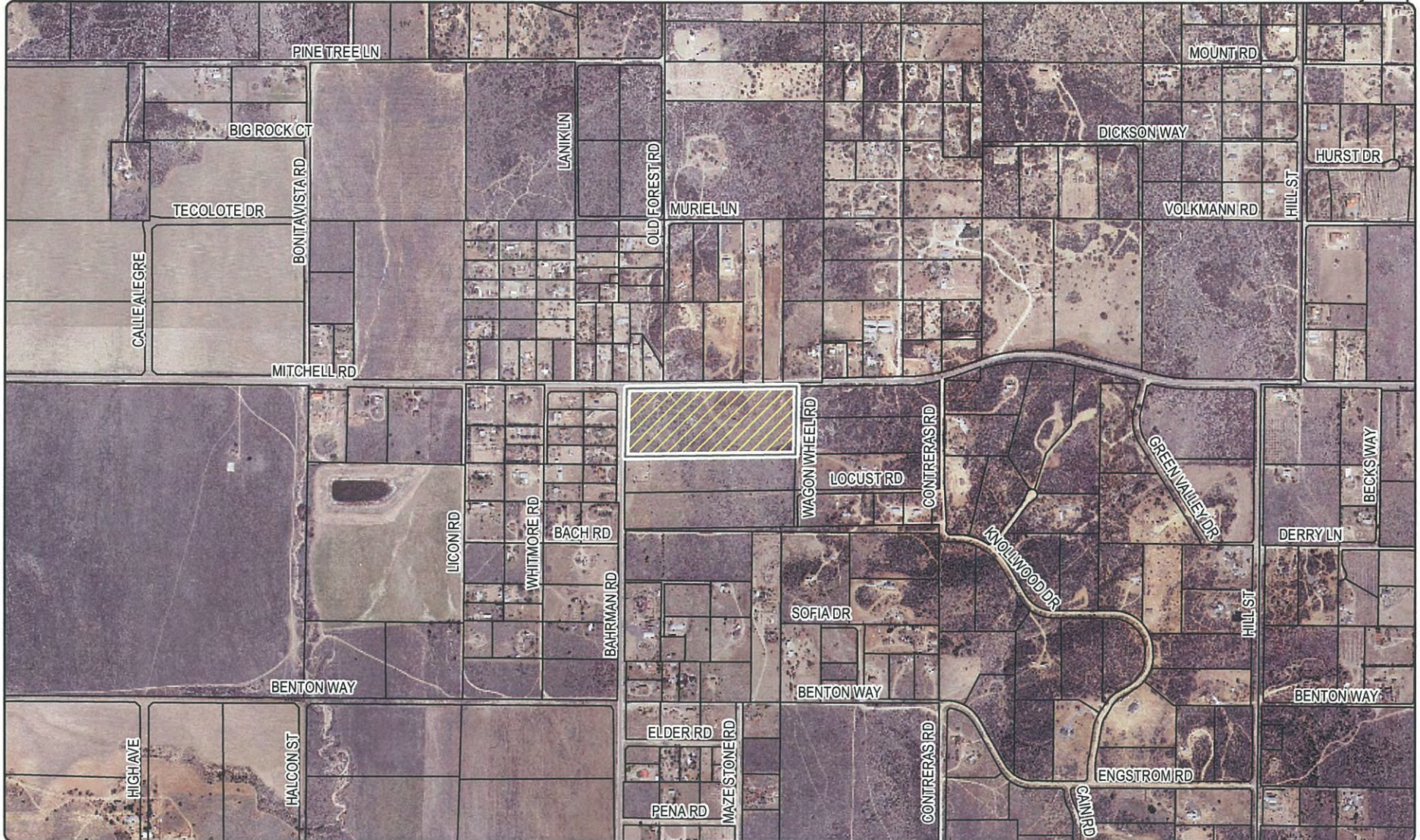
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## 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) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>



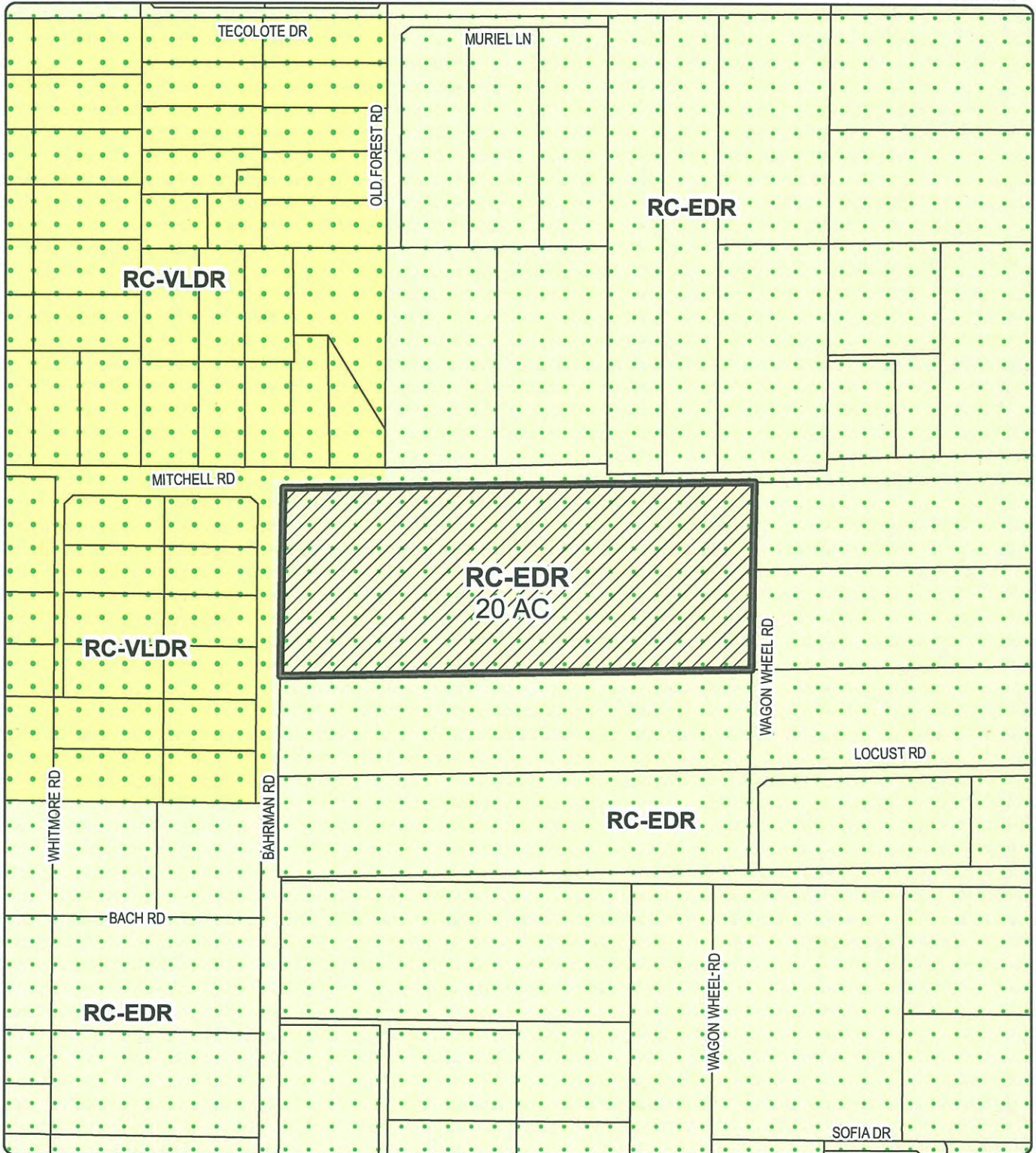
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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>

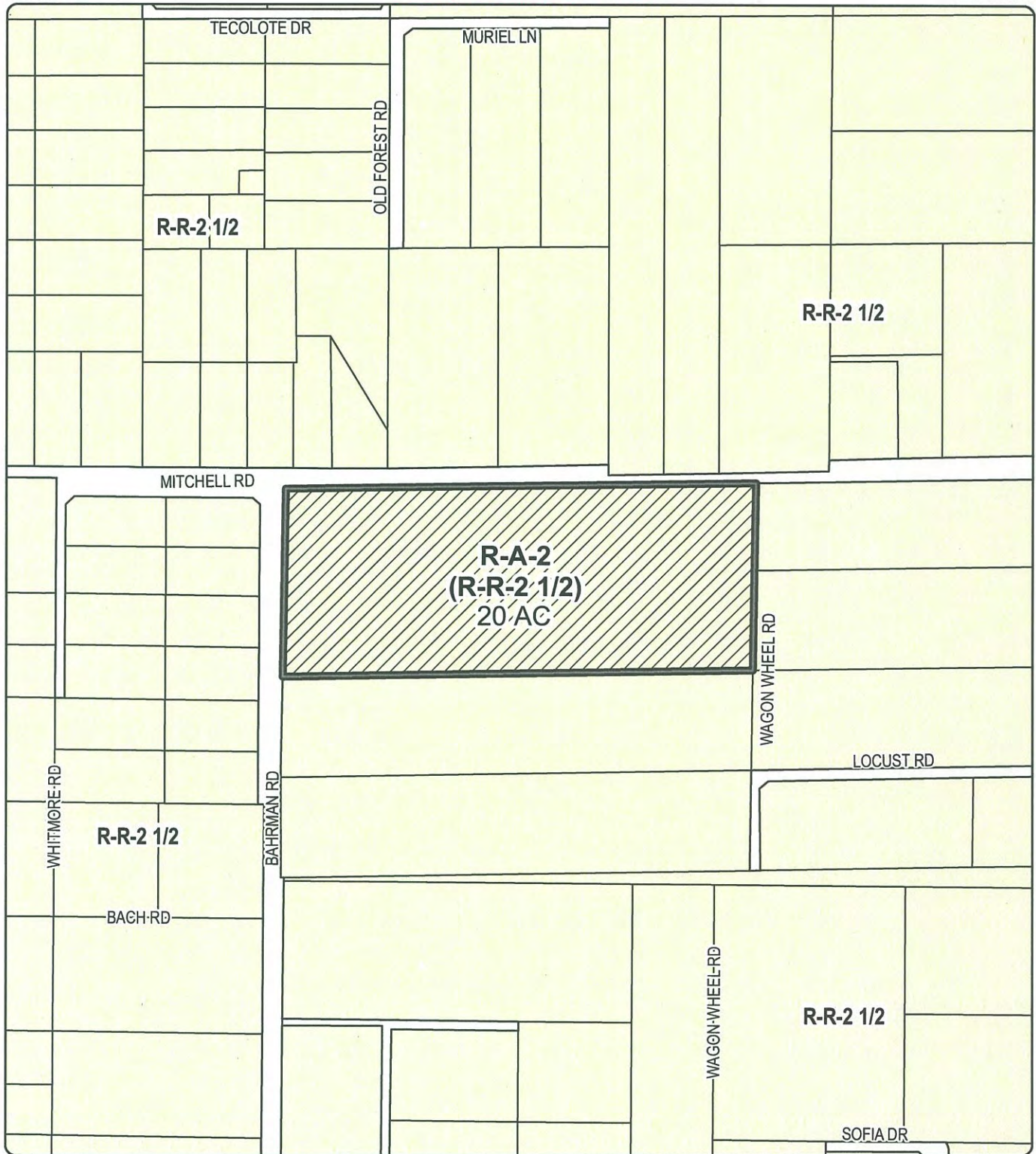
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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

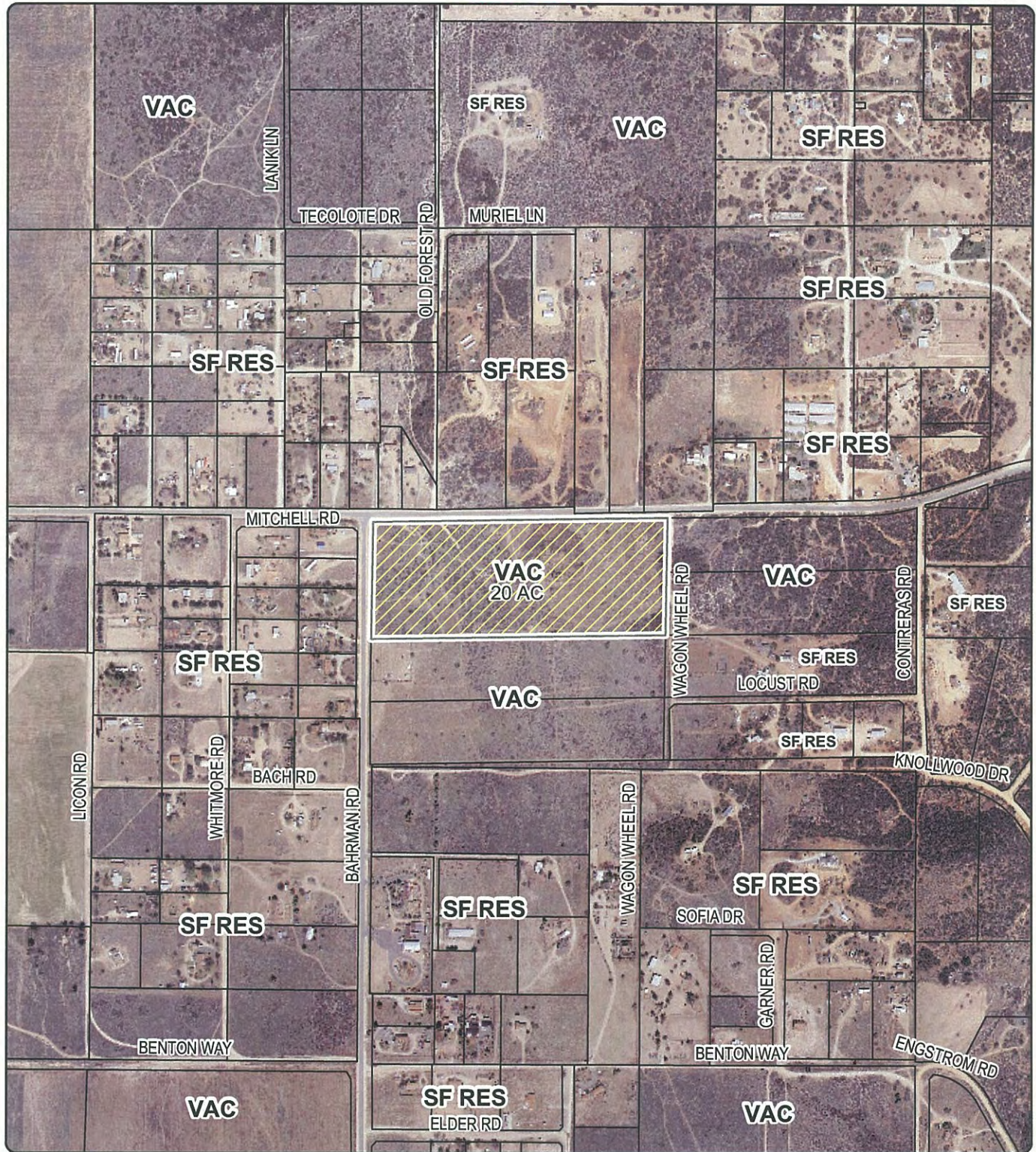
CZ07433 PM35548

Supervisor Stone  
District 3

Date Drawn: 4/22/2010

LAND USE

Exhibit 1

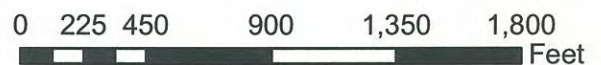


Zoning Area: Anza  
Township/Range: T7SR3E  
Section: 16

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) 863-8277 (Eastern County) or website at <http://www.limg.co.riverside.ca.us/index.html>



# 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 the 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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 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.

<b>2. Mt. Palomar Observatory</b>	<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
--------------------------------	--	------------------------------	-----------

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.

**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 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

**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 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
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.

<b>5. Forest</b>				
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.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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

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

**Source:** On-site Inspection, Project Application Materials, 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<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	<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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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**

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**

a) Change topography or ground surface relief features?

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

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

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

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
<b>18. Soils</b>				
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.

<b>19. Erosion</b>	<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
--------------------------------	--	------------------------------	-----------

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)

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
--------------------------------	--	------------------------------	-----------

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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"/>
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) 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
--------------------------------	--	------------------------------	-----------

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
<b>27. Land Use</b>	<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
<b>28. Planning</b>	<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

<b>29. Mineral Resources</b>	<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

<b>30. Airport Noise</b>	<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
--------------------------------	--	------------------------------	-----------

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.

<b>31. Railroad Noise</b>	<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.

<b>32. Highway Noise</b>	<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

<b>33. Other Noise</b>	<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
--------------------------------	--	------------------------------	-----------

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

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
<b>35. Housing</b>	<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
--------------------------------	--	------------------------------	-----------

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**

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**

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**

Source: RCLIS

Findings of Fact:

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

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.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
----------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

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

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)?

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

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**

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

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**

<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,

	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*, 8<sup>th</sup> 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
--------------------------------	--	------------------------------	-----------

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**

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**

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
--------------------------------	--	------------------------------	-----------

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.

<b>46. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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
--------------------------------	--	------------------------------	-----------

**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
--------------------------------	--	------------------------------	-----------

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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
--------------------------------	--	------------------------------	-----------

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.

JH;jh

Y:\Planning Case Files-Riverside office\PM35548\DH-PC-BOS Hearings\EA41098.doc  
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.



PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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. Aproval 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

08/03/10  
13:46

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 4

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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



PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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/landscape/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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.



PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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](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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.



PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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,

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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.

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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

Page: 34

PARCEL MAP Parcel Map #: PM35548

Parcel: 573-210-001

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. aid certification shall be obtained from the County of Riverside Economic Develoment 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 (Pinchk)  
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 1/2) - **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](mailto: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](mailto: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 ½) - **REQUEST:** The Change of Zone is a proposal to amend the project site's existing zoning classification from Rural Residential 2 ½ AC. Minimum to Residential Agriculture 2 ½ 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](mailto: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**  
**3<sup>RD</sup> 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](mailto: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 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 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**  
**6<sup>th</sup> 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 2<sup>nd</sup> 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](mailto: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





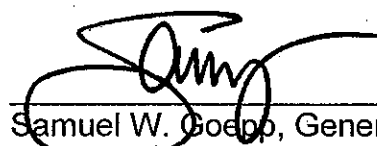
Valley-Wide Recreation & Park District  
P.O. Box 907, San Jacinto, CA 92581  
(951) 654-1505

**ORDINANCE 460 – PARKLANDS**

**PARCEL MAP 35548**

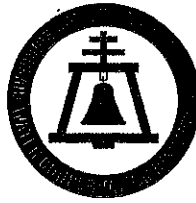
This property is not within our district boundaries.

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:

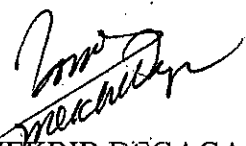
Re: Change of Zone 07433  
Area: Anza

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,

  
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:

*CC00 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 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 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 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**

**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.

Jayalath De Silva Jayalath de Silva  
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 De Silva, Trustee, De Silva Family Trust Jayalath de Silva  
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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 573-210-001

Section: 16 Township: 7S Range: 3E

Approximate Gross Acreage: 20.00

General location (street address, cross streets, etc.): North of Locust Rd., South of Mitchell Rd., East of Bahrman Rd., West of Wagon Wheel Rd.

Thomas Brothers map, edition year, page number, and coordinates: Riverside 2005, Pg. 904, H-2, H-3

**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. Robinson Date 4/16/07

JR234525

# 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.

EA41098 CFG04494

**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@rcplma.org](mailto: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](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

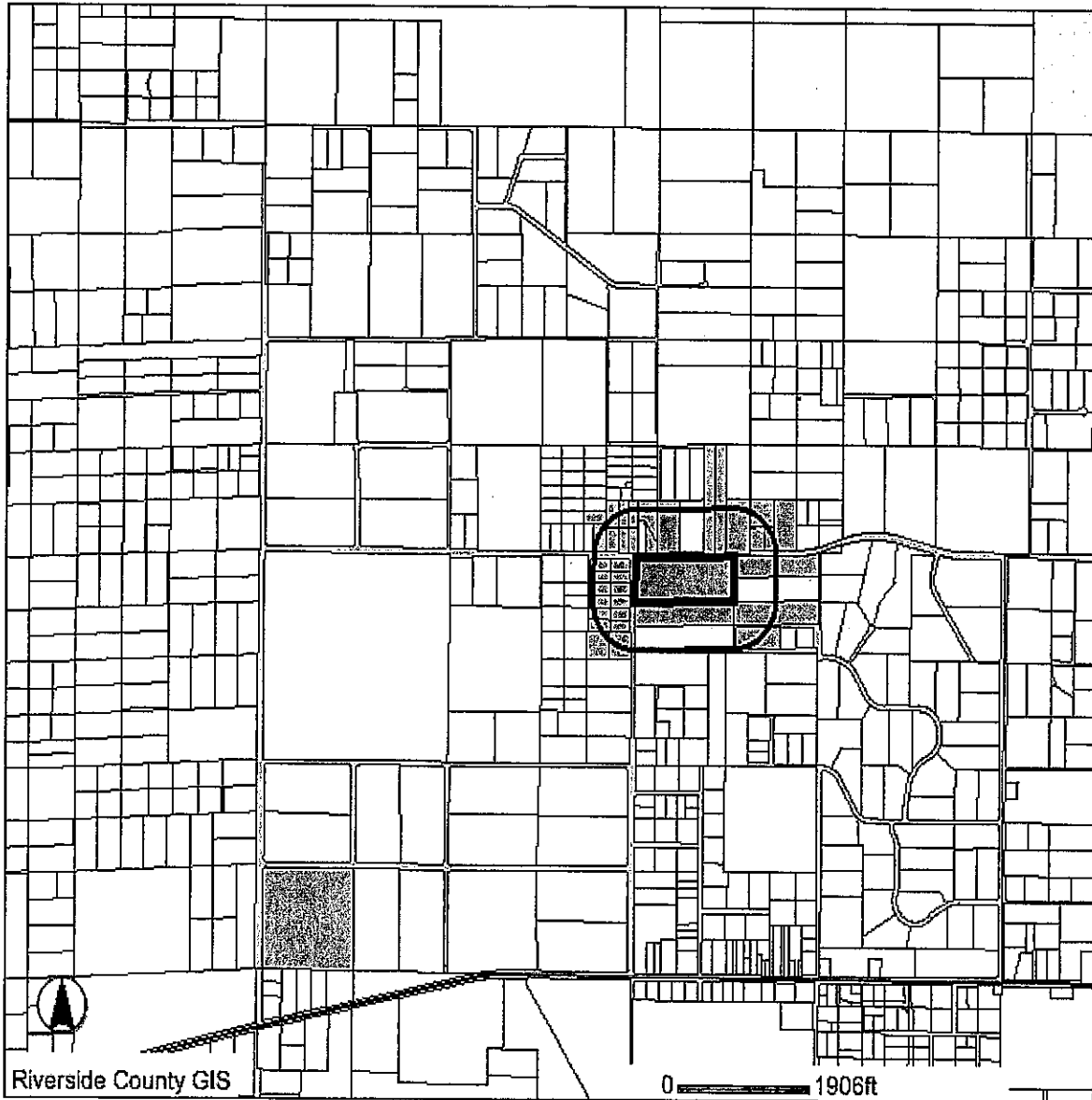
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

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 \$64.00  
paid by: CK 2031  
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 \_\_\_\_\_ Nov 19, 2009 13:24  
SBROSTRO 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!

A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
**TENTATIVE  
 PARCEL MAP  
 NO. 35548  
 AMENDED NO. 1**

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 DESILVA FAMILY TRUST  
 945 CHAPEA RD.  
 PASADENA, CA 91107  
 (626) 396-1909  
 (626) 396-1910

**APPLICANT**

JAYALATH DESILVA  
 945 CHAPEA RD.  
 PASADENA, CA 91107  
 (626) 396-1909  
 (626) 396-1910

**SITE ADDRESS**

SOUTH OF MITCHELL RD., EAST OF  
 BAHRMAN 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.

FLAWS ENTERING THE WEST HALF OF THE PROPERTY WILL BE CONVEYED BY THE FUTURE ANZA AREA DRAINAGE CHANNEL. THE LIMITS OF THE FLOODWAY AT THE EAST AND WEST SIDES OF THE SITE HAVE BEEN DETERMINED BY THE EDWARD TILLMAN FORMULA AND PLOTTED PER RIVERSIDE COUNTY FLOOD CONTROL'S DIRECTION.

FUEL MODIFICATION IN THE POTENTIAL LAPM AREAS NEEDS TO BE CARRIED OUT BY MANUAL CUTTING IN ORDER TO LIMIT DISTURBANCE TO THE ROOT SYSTEMS AND BURROWS. THE LAPM 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-2.5  
 PROPOSED ZONING: R-A-2 1/2  
 EXISTING GENERAL PLAN DESIGNATION: EDR-RC  
 PROPOSED STRUCTURES: SINGLE FAMILY HOMES  
 PROPOSED IMPROVEMENT SCHEDULE "H"  
 SIGNAGE: NONE  
 EASEMENTS: NONE  
 TREE PROTECTION: NONE  
 AREA: 20.00 ACRES GROSS  
 16.44 ACRES NET  
 4 PARCELS

**UTILITIES**

ELECTRIC: ANZA ELECTRIC COOPERATIVE, INC. 763-4333  
 P.O. BOX 391909  
 ANZA, CA 92539  
 GAS: PROPANE  
 PHONE: VERIZON 800-483-5000  
 3605 W. FLORIDA AVE.  
 HEMET, CA 92545  
 WATER: INDIVIDUAL WELLS  
 SEWER: SEPTIC TANKS  
 SCHOOL: HEMET UNIFIED SCHOOL DISTRICT 791-2431  
 2350 W. LATHAM AVE.  
 HEMET, CA 92545  
 FIRE: COUNTY OF RIVERSIDE 955-4777  
 P.O. BOX 1549  
 RIVERSIDE, CA 92502  
 CABLE: SATELLITE  
 TRASH: NONE



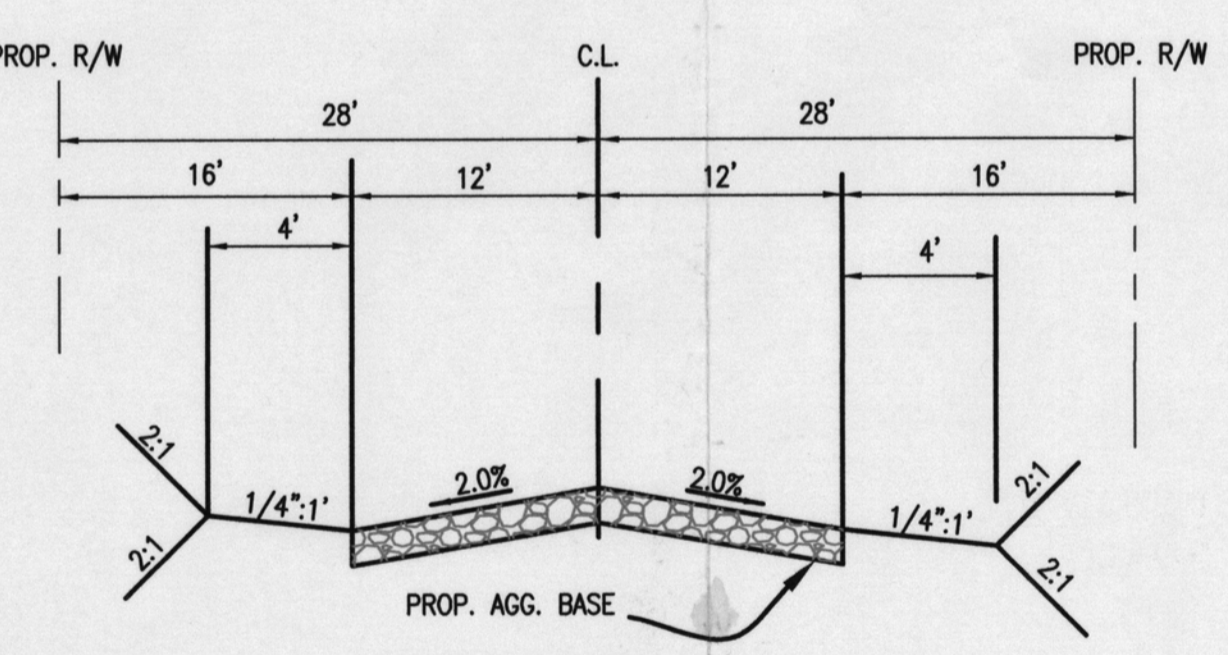
SCALE 1"=80'

**LINE AND CURVE TABLE**

CURVE	LENGTH	RADIUS
C1	25.60	69.69
C2	25.60	69.69

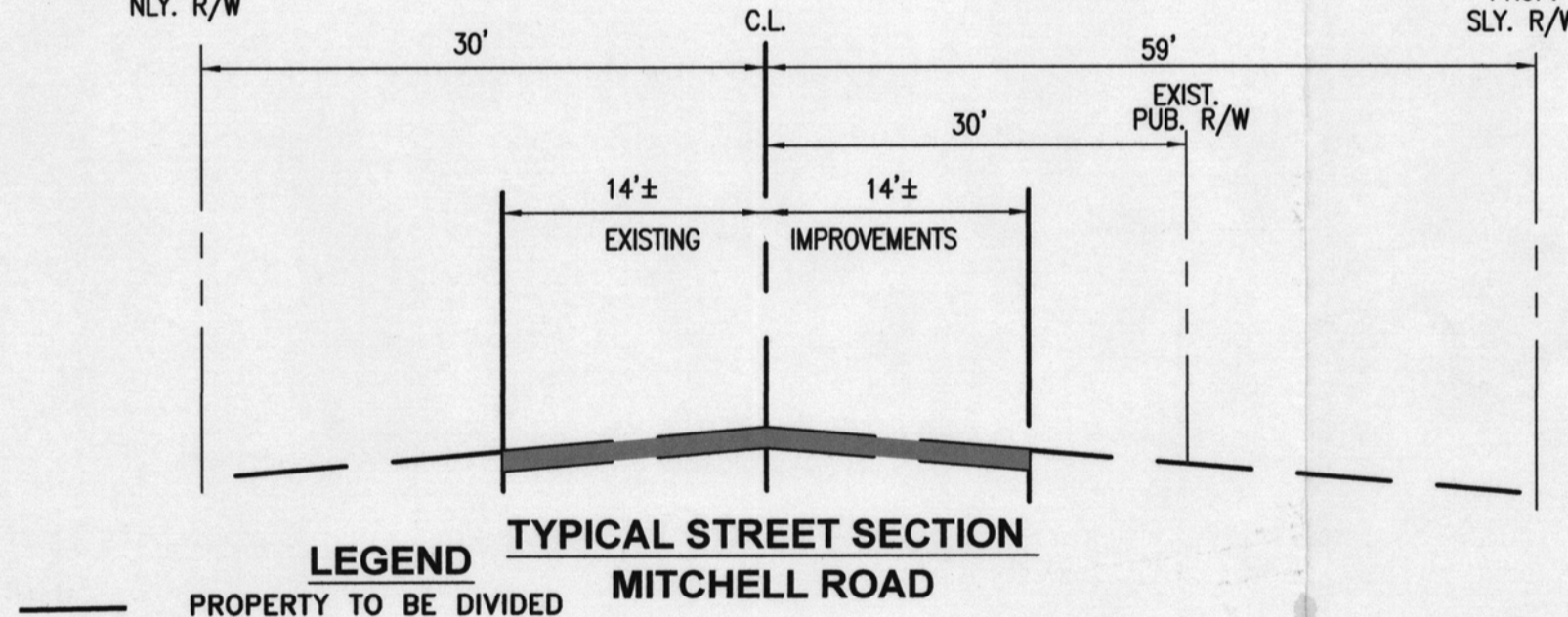
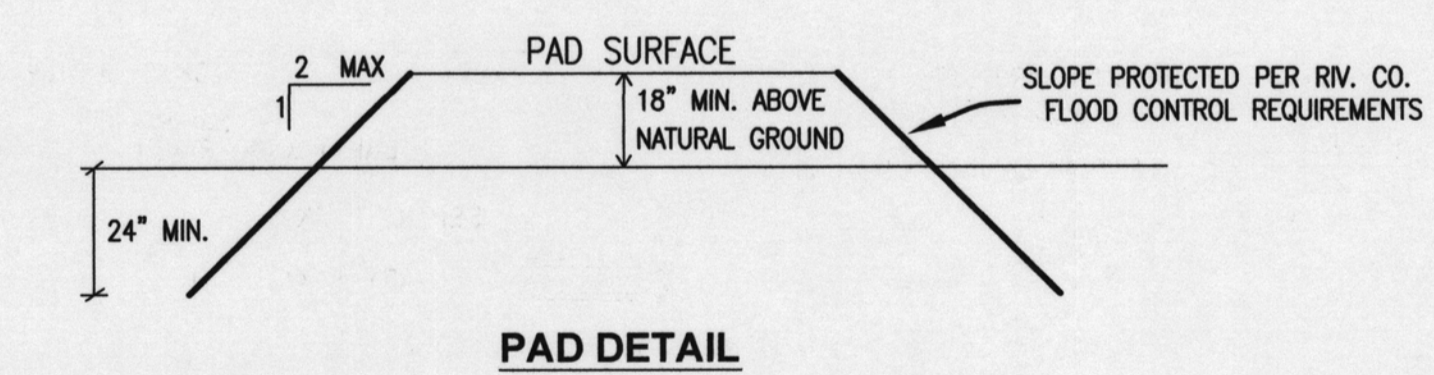
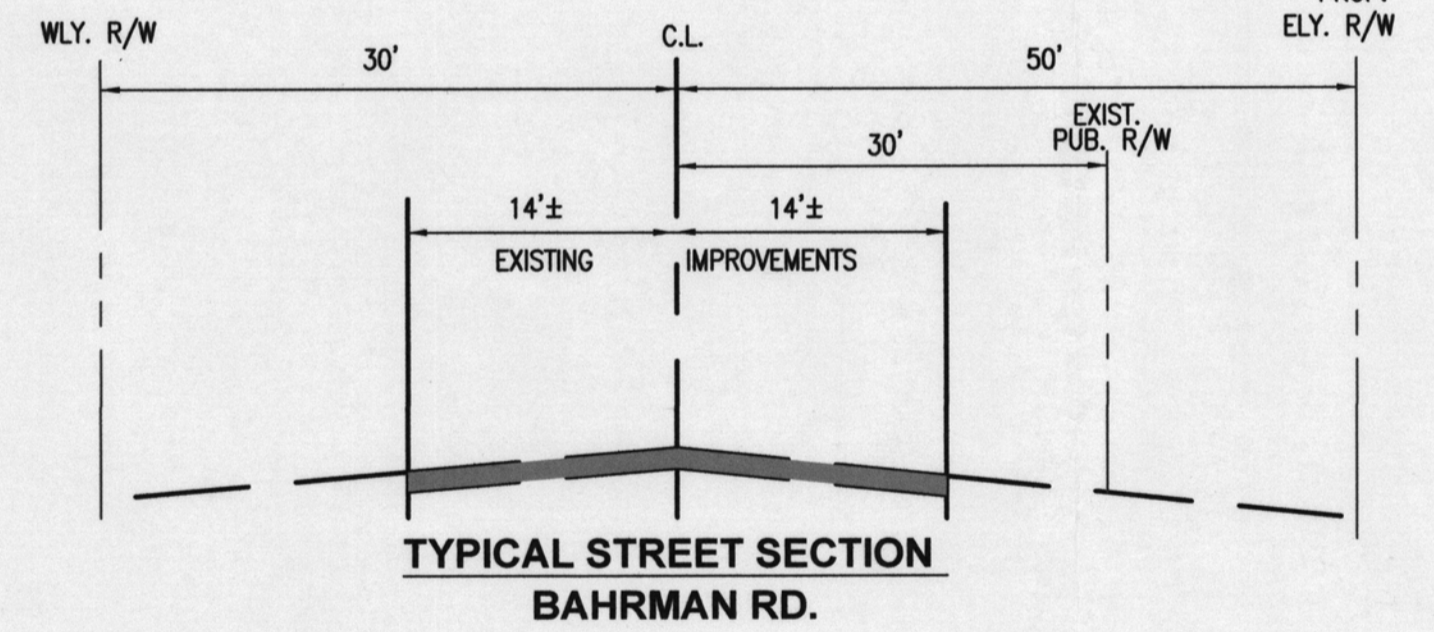
  

LINE	LENGTH	BEARING
L1	50.00	N 29°25'45" W
L2	50.00	N 71°30'57" W
L3	29.77	N 61°54'00" W
L4	14.91	N 00°03'15" E
L5	29.29	N 61°30'13" E
L6	16.91	N 00°03'15" E
L7	27.16	N 58°55'22" W
L8	21.81	N 50°07'44" E



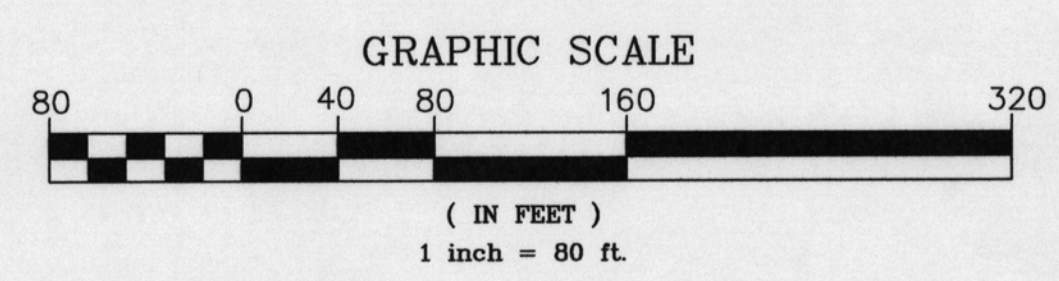
**L.A. POCKET MOUSE POTENTIAL HABITAT**

POTENTIAL HABITAT	AREA (S.F.)	% OF TOTAL AREA
POTENTIAL HABITAT	437,900	100
PARCEL 1, GRADED	32,331	7.4
PARCEL 2, GRADED	9,876	2.3
TOTAL GRADED HABITAT	43,207	9.7



**LEGEND**

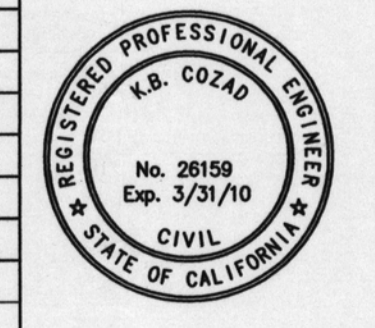
- PROPERTY TO BE DIVIDED
- 100' FIRE DEPARTMENT SETBACK (FUEL MODIFICATION ZONE)
- POTENTIAL L.A. POCKET MOUSE HABITAT
- 100 YEAR FLOOD PLAIN
- SEPTIC TANK
- PRIMARY LEACH LINE
- 100% EXPANSION AREA
- WATER WELL
- WATER TANK



**Revisions:**

No.	Date	By	Description	Approved:
1	9/07	CLW	REVISED FLOOD PLAN ON EASTERN HALF OF SITE. ADDED NOTE REGARDING COUNTY SERVICE AREAS.	
2	6/08	CLW	ADDED SPOT EL. TO 'A' ST., MOVED LEACH FIELD ON LOT 4. REVISED PROPOSED ZONING TO R-A-2.5.	
3	2/09	NJC	ADDED POTENTIAL L.A. POCKET MOUSE HABITAT AREA AND DETERMINED THE DISTURBED AREA WITHIN.	
4	4/09	TDM	ADDED FIRE SETBACK PER FIRE DEPARTMENT COMMENTS. ADJUSTED LOT LINE BETWEEN 2 & 3. COMBINED PARCEL 1 WITH REMAINDER TO ELIMINATE REMAINDER PARCEL PER COUNTY'S REQUEST	

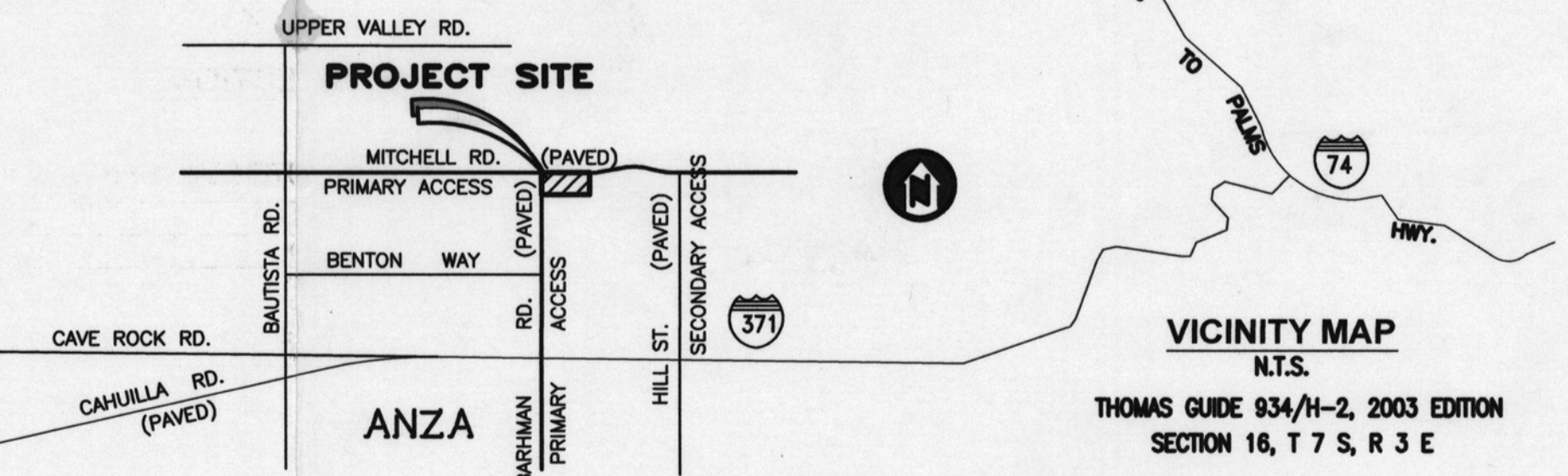
Designed: CLW    Drawn: CLW    Checked: KBC



Prepared Under The Supervision Of:  
*[Signature]*  
 Date: 11/5/09  
 Approved By:  
 Date:

**Corrad & Fox, Inc.**  
 CIVIL / STRUCTURAL ENGINEERS  
 MUNICIPAL CONSULTANTS / PLANNERS  
 SURVEYORS / GPS  
 151 South Grand Street - Hemet, Ca 92544  
 TEL: (951) 662-4454 • FAX: (951) 766-9942  
 E-MAIL: lbcocozad@corradfox.com

Scale: 1"=80'  
 Bench Mark:  
 Date: 4/2009



COUNTY OF RIVERSIDE, CALIFORNIA

**TENTATIVE PARCEL MAP NO. 35548, AMENDED NO. 1**

FOR: JAY DE SILVA

CASE: PM35548 AMD. 5  
 EXHIBIT: A  
 DATE: 11/25/09  
 PLANNER: J. Horn

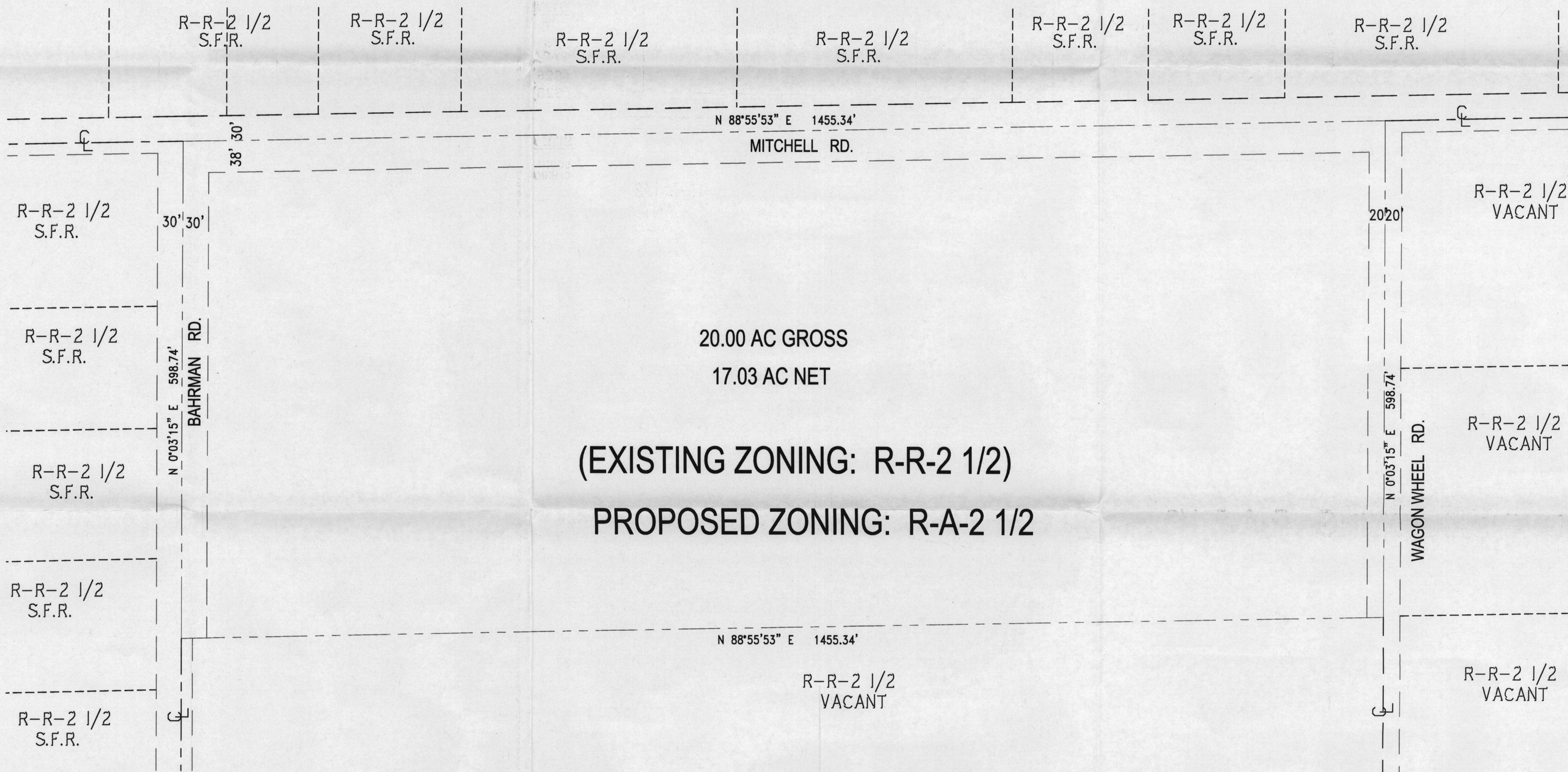
SHEET 1 OF 1 SHEETS FILE NO. 0504700.00

November 04, 2009 at 4:18pm F:\0504700.dwg 35548 AMEND. NO. 1.DWG by Troy Molauq on V308

# CHANGE OF ZONE

## APN NO. 573-210-001

IN THE COUNTY OF RIVERSIDE, CALIFORNIA



**OWNER**  
THE DESILVA FAMILY TRUST  
945 CHAPEA RD.  
PASADENA, CA 91107  
(626) 396-1909  
(626) 396-1910

**APPLICANT**  
JAYLATH DESILVA  
945 CHAPEA RD.  
PASADENA, CA 91107  
(626) 396-1909  
(626) 396-1910

**SITE ADDRESS**  
SOUTH OF MITCHELL RD., EAST OF  
BAHRMAN RD.

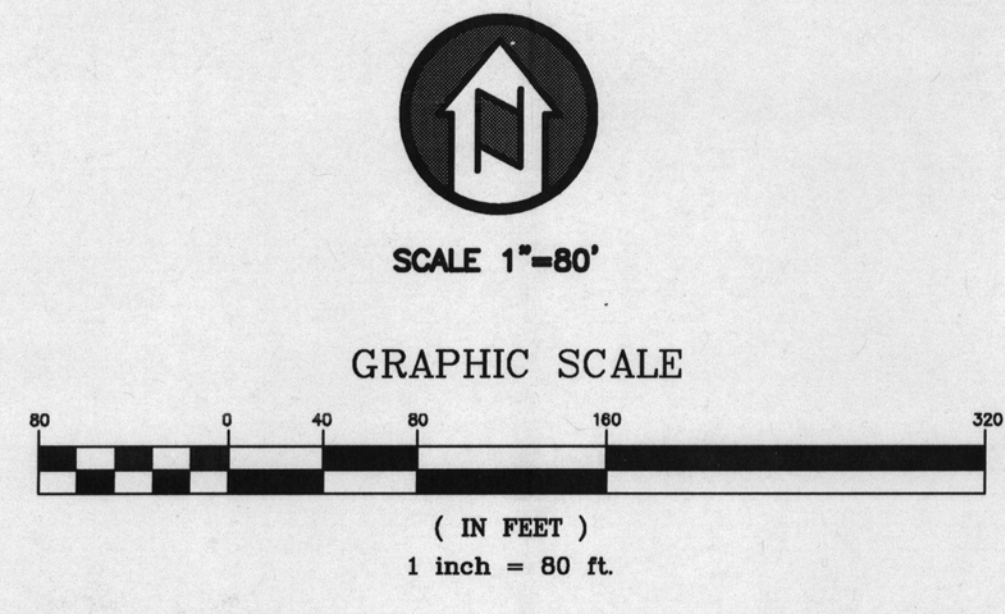
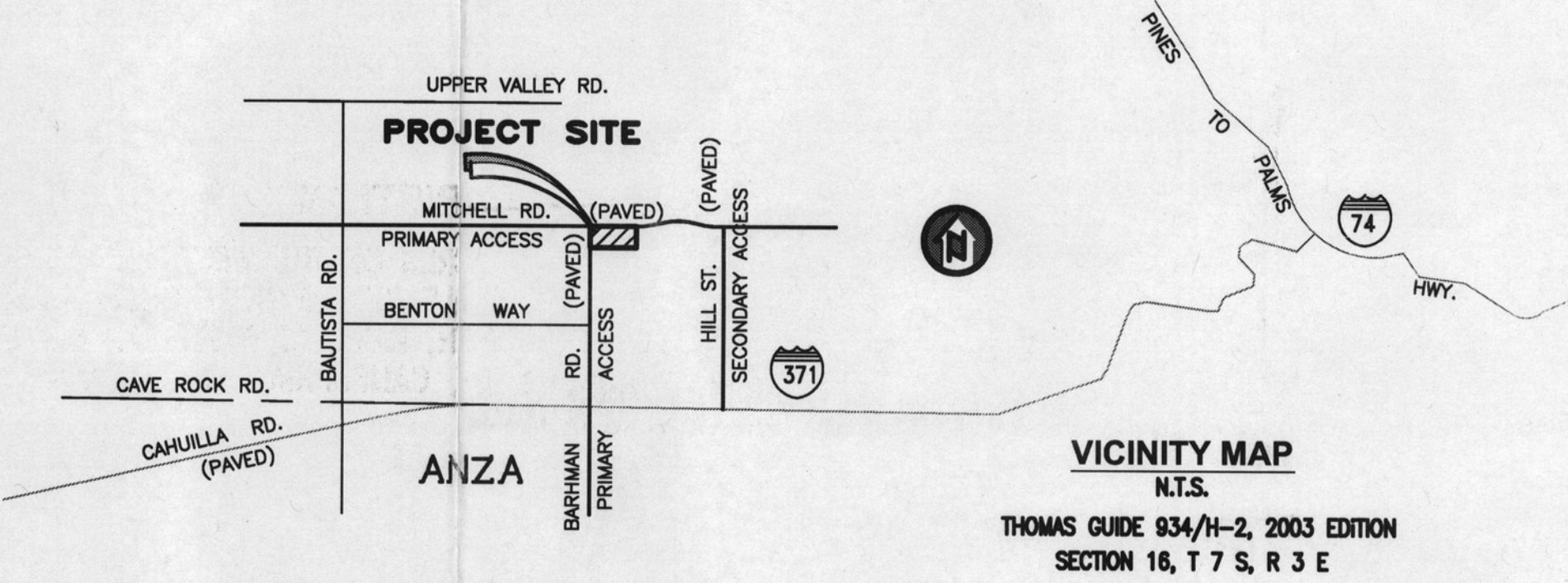
**GENERAL NOTES**  
A.P.N.: 573-210-001  
PROJECT USE: SINGLE FAMILY RESIDENTIAL  
EXISTING LAND USE: VACANT/AGRICULTURAL  
EXISTING ZONING: R-R-2.5  
PROPOSED ZONING: R-A-2.5  
EXISTING GENERAL PLAN DESIGNATION: EDR-RC  
EASEMENTS: NONE  
F.E.M.A. FLOOD ZONE C  
THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN  
AREA: 20.00 ACRES GROSS  
17.03 ACRES NET  
9 LOTS

**UTILITIES**

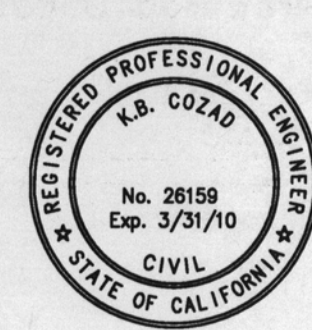
- ELECTRIC:** ANZA ELECTRIC COOPERATIVE, INC. 763-4333  
P.O. BOX 391909  
ANZA, CA 92539
- GAS:** PROPANE
- PHONE:** VERIZON 800-483-5000  
3605 W. FLORIDA AVE.  
HEMET, CA 92545
- WATER:** INDIVIDUAL WELLS
- SEWER:** SEPTIC TANKS
- SCHOOL:** HEMET UNIFIED SCHOOL DISTRICT 791-2431  
2350 W. LATHAM AVE.  
HEMET, CA 92545
- FIRE:** COUNTY OF RIVERSIDE 955-4777  
P.O. BOX 1549  
RIVERSIDE, CA 92502
- CABLE:** SATELLITE
- TRASH:** NONE

**EXHIBIT: A**  
CASE #: CZ07433 AMD. #1  
DATED: 6/24/08  
PLANNER: J.EQUINA..

**LEGAL DESCRIPTION**  
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



Revisions:				
No.	Date	By	Description	Approved:
1	6/08	CLW	Changed proposed zoning to R-A-2 1/2.	
Designed: C.L.W.			Drawn: C.L.W.	Checked:



**Prepared Under The Supervision Of:**  
Date: \_\_\_\_\_  
Approved By: \_\_\_\_\_  
Date: \_\_\_\_\_



CIVIL / STRUCTURAL ENGINEERS  
MUNICIPAL CONSULTANTS / PLANNERS  
SURVEYORS / GPS  
151 South Grand Street - Hemet, Ca 92544  
TEL: (951) 652-4454 • FAX: (951) 766-9942  
E-MAIL: kboozad@kboozad.com

Scale: 1"=80'  
Date: 6/2008  
Bench Mark:

COUNTY OF RIVERSIDE, CALIFORNIA  
**CHANGE OF ZONE**  
APN. 573-210-001  
FOR: JAY DE SILVA

SHEET 1  
OF 1  
SHEETS  
FILE NO.  
0504790.01

Agenda Item No.: 4.5  
Area Plan: San Jacinto Valley  
Zoning District: Ramona  
Supervisory District: Third  
Project Planner: Wendell Bugtai  
Planning Commission: September 15, 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<br>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<br>East: Vacant<br>South: Single Family Residence<br>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.:  
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<br>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<br>Scenic Highway Commercial (C-P-S) to the east<br>and west |
| 5. Existing Land Use (Ex. #1):                 | Vacant commercial buildings  |
| 6. Surrounding Land Use (Ex. #1):              | North: City of Hemet<br>East: Vacant   |

- |                            |  |
|----------------------------|--|
| 7. Project Data:           | South: Single Family Residence<br>West: City of Hemet        |
| 8. Environmental Concerns: | Total Acreage: 0.67-acres<br>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  
Supervisory 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<br>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<br>Scenic Highway Commercial (C-P-S) to the east<br>and west |
| 5. Existing Land Use (Ex. #1):                 | Vacant commercial buildings  |
| 6. Surrounding Land Use (Ex. #1):              | North: City of Hemet<br>East: Vacant<br>South: Single Family Residence<br>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:**

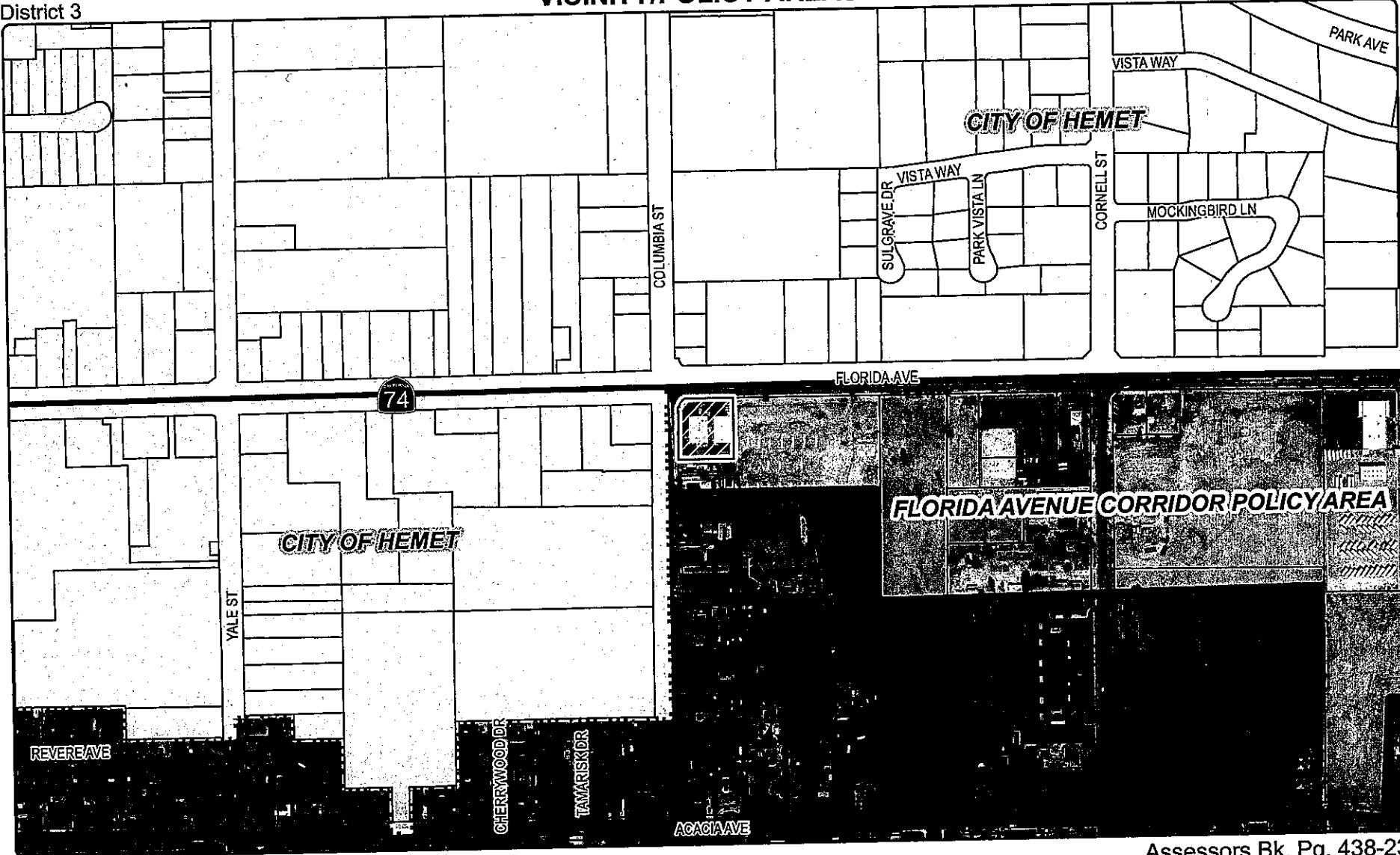
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A Redevelopment Area
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - d. California 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**

Date Drawn: 2/16/2010  
Vicinity Map

Supervisor Stone  
District 3



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

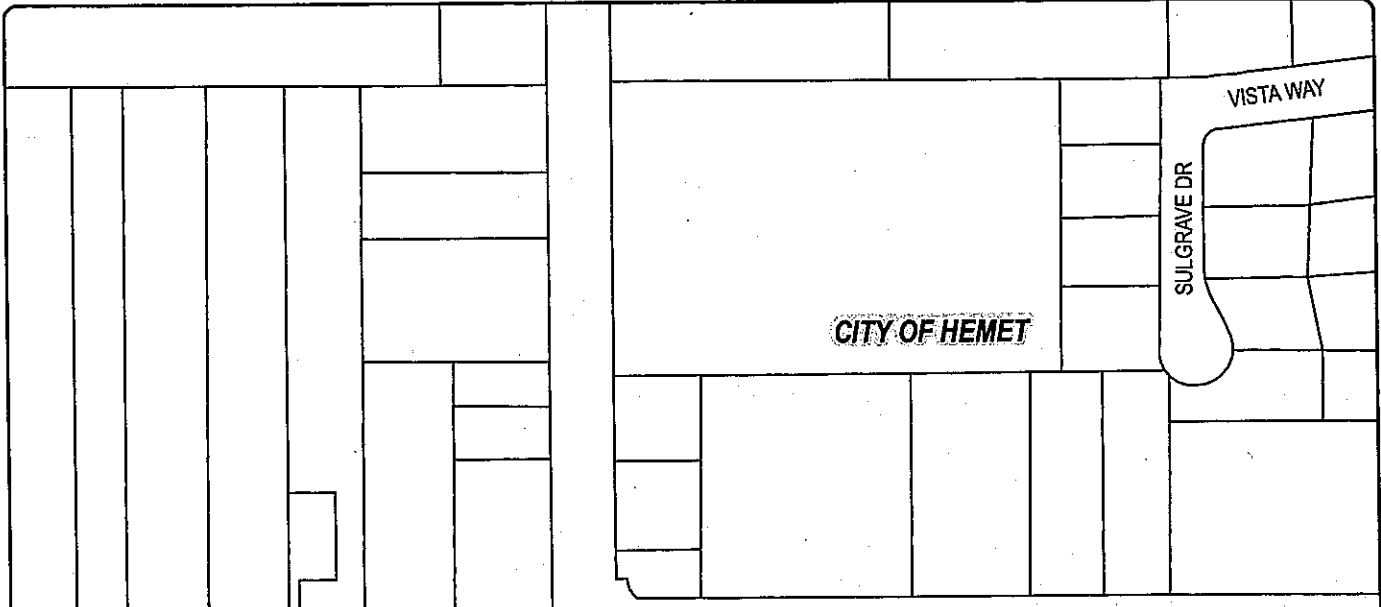
Date Drawn: 2/16/2010

Supervisor Stone

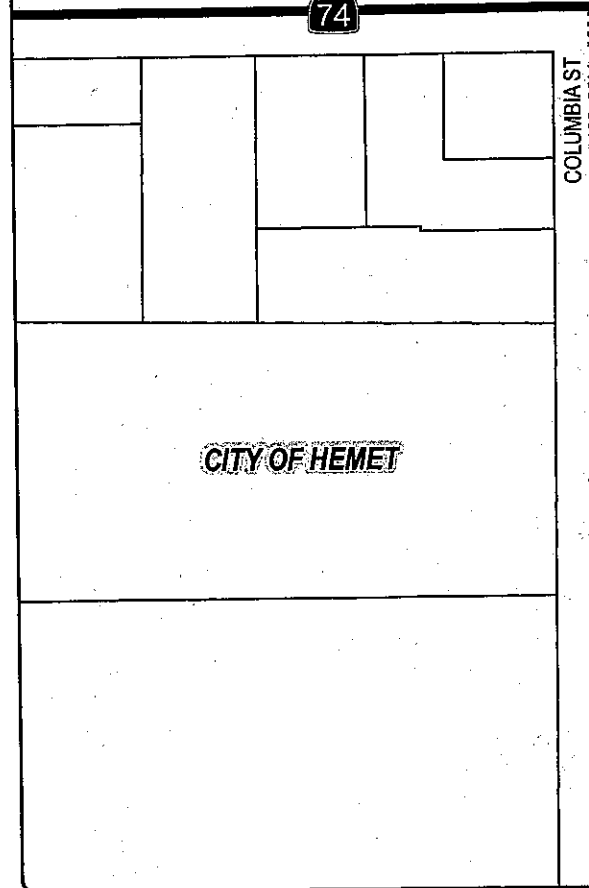
District 3

LAND USE

Exhibit 1

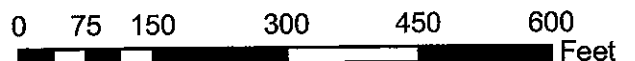


FLORIDA AVE



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.riverside.ca.us/index.html>.

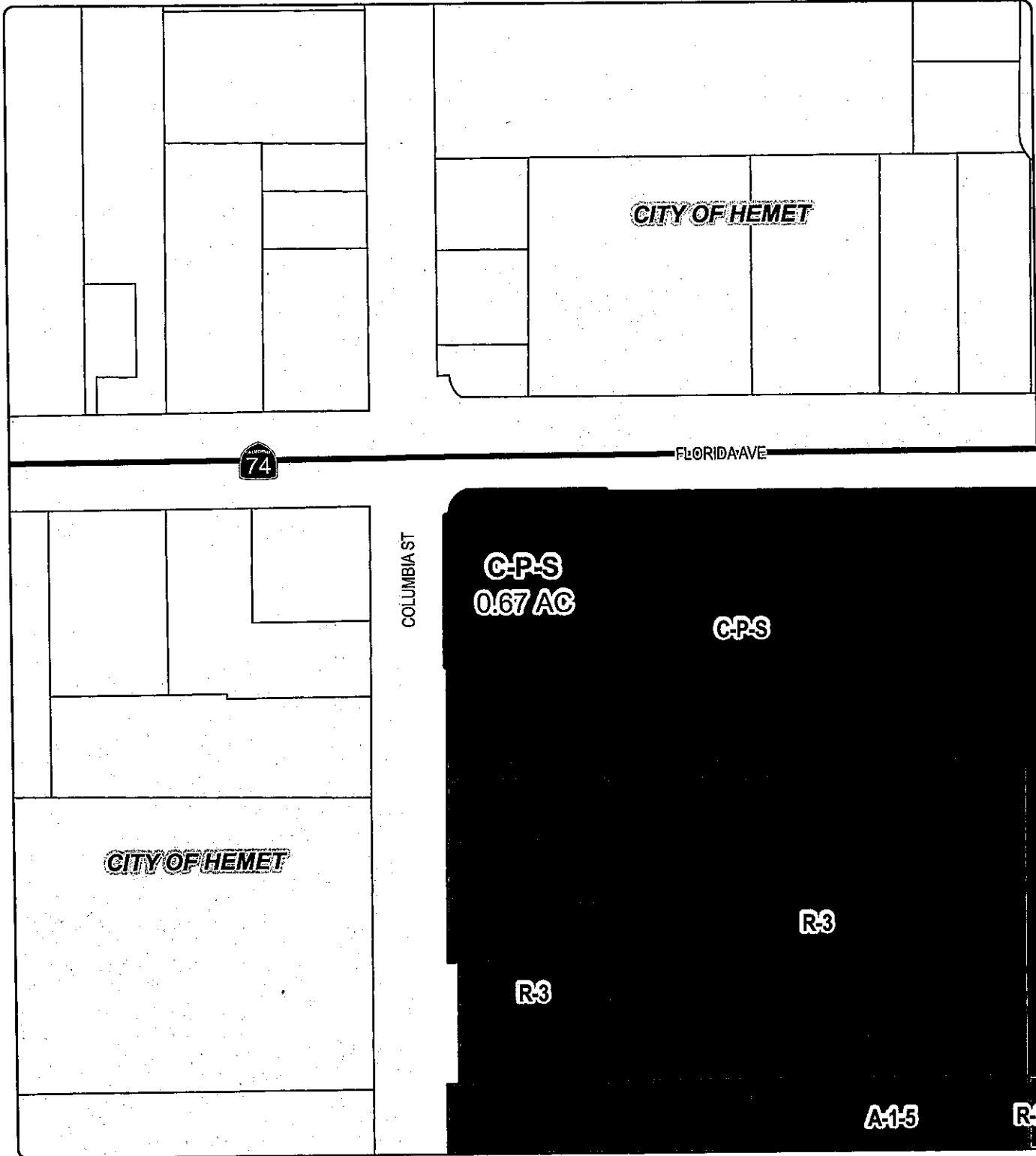
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03622

EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 2/16/2010  
Exhibit 2



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

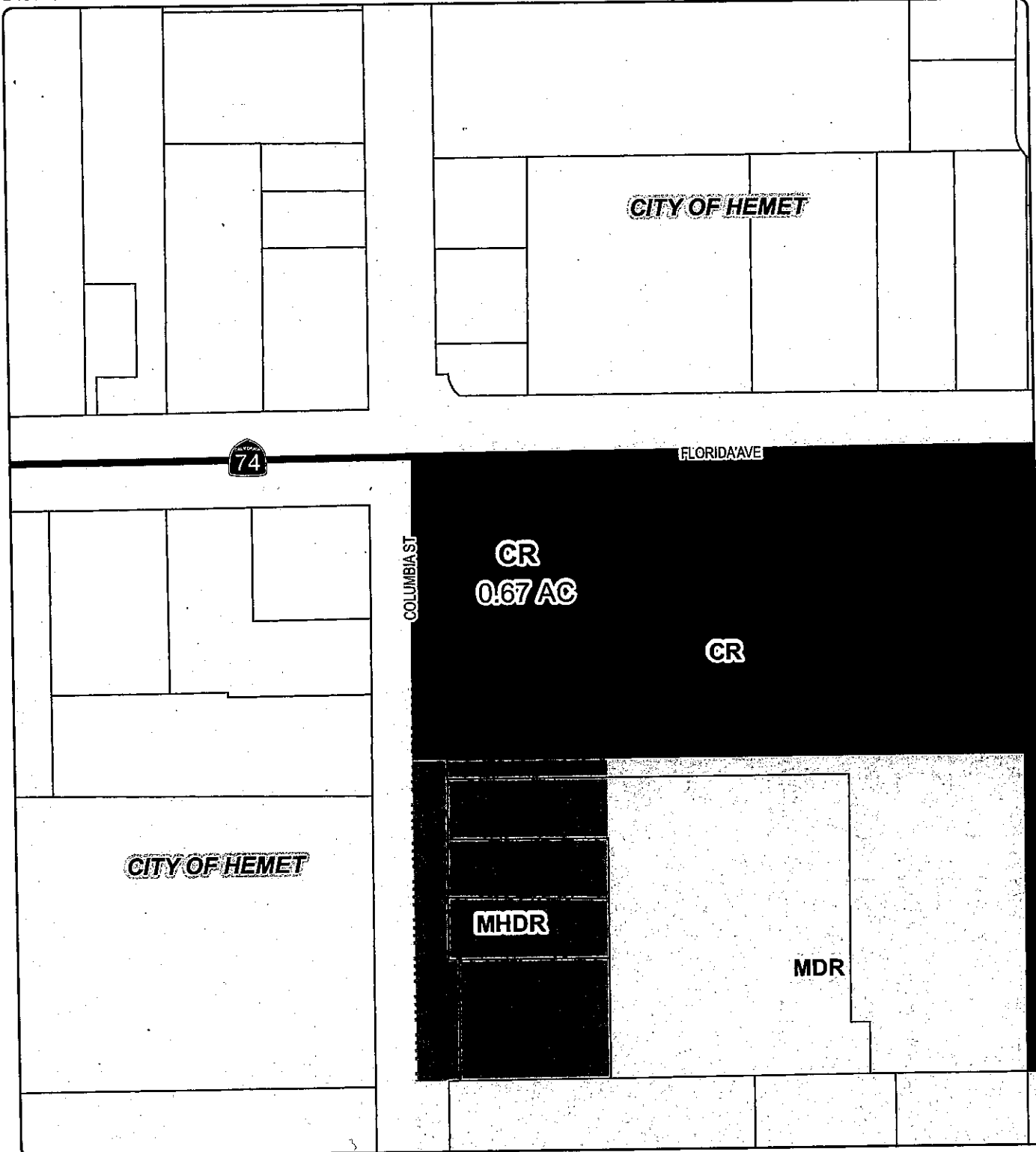
Date Drawn: 2/16/2010

Supervisor Stone

District: 3

EXISTING GENERAL PLAN

Exhibit 5

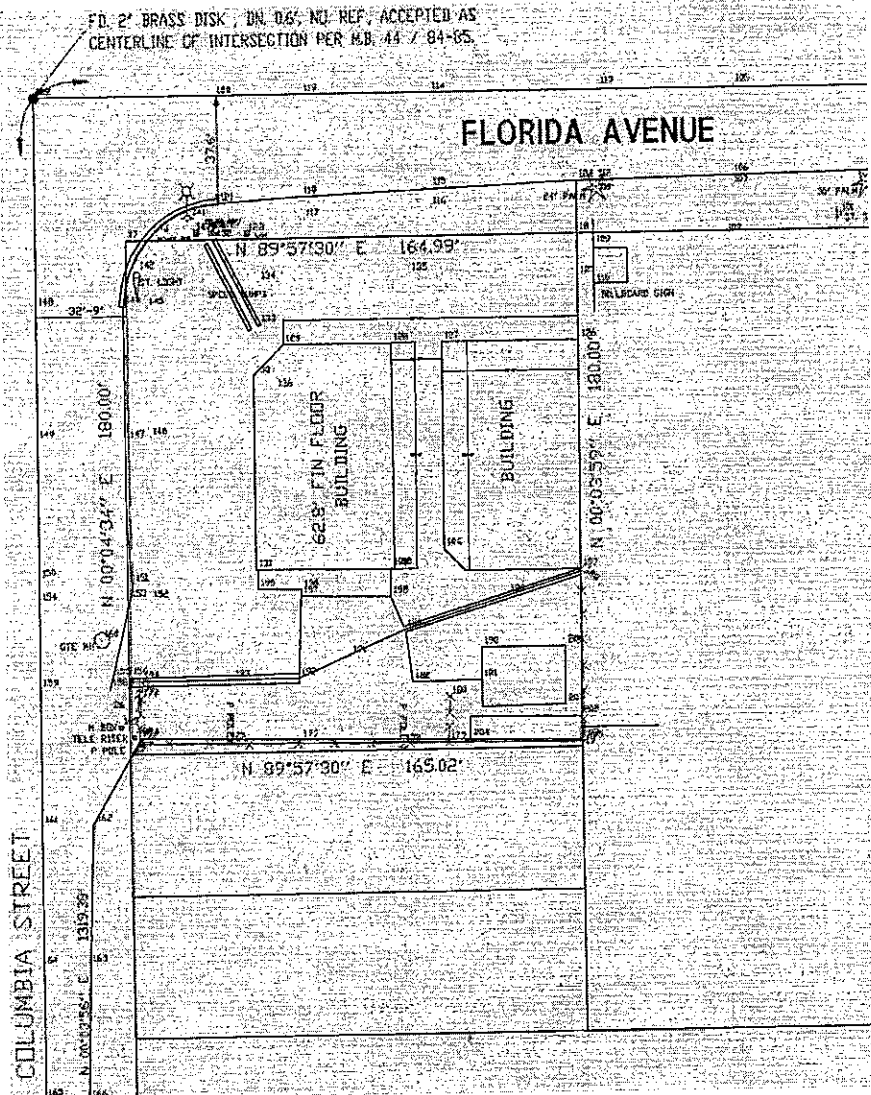


Zoning District: Ramona  
Township/Range: T5SR1W  
Section: 12

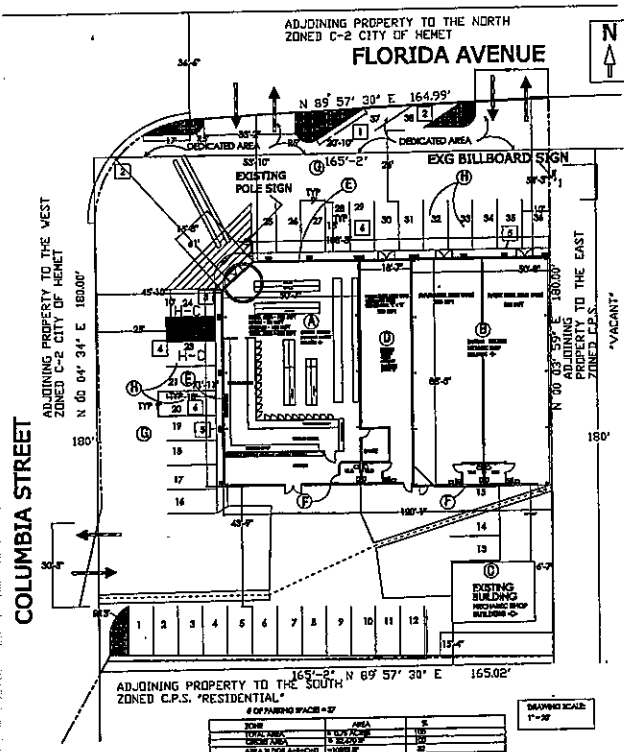
Assessors Bk. Pg. 438-23  
Thomas Bros. Pg. 811 D7  
Edition 2009



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>



FD. 2" BRASS DISK, DN. 04" NO. REF. ACCEPTED AS CENTERLINE OF INTERSECTION PER M.B. 44 / 84-85.



NO.	DESCRIPTION	AREA	REMARKS
1	EXISTING CURB PER RIVERSIDE COUNTY STANDARDS		
2	EXISTING ASPHALT SIDEWALK		
3	ADA ACCESSIBLE SIGNAGE		
4	ADA ACCESSIBLE, 4' WIDE 45° DIAGONAL STOPPING AT 30' O.C.		
5	4" HIGH PRE-CAST CONCRETE WHEEL STOP, TYP.		
6	STANDARD PARKING STALLS		

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 n15y 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:** R AND B INVESTMENTS  
415 NORTH SANTA FE  
VISTA, CA 92084  
760-487-3796

**APPLICANT:** JEFF RAUMAN 851-638-0085  
ADDRESS SAME AS PROPERTY OWNER  
REPRESENTATIVE: KEITH GARDNER  
8148 BILTINGWOOD DRIVE,  
RIVERSIDE, CA 92504  
851-538-2844

**PARCEL DATA:**  
PARCEL T 133-234-C(1)  
LOT AREA = .75 ACRE  
PROPERTY ZONED C.P.S.  
THIS PROJECT IS NOT WITHIN ANY SPECIFIC PLAN  
NO EASEMENTS TO THE BEST OF THE OWNERS KNOWLEDGE

**BUILDING DATA:**

**BUILDING "A":** EXISTING  
PREVIOUS USE: RETAIL "AUTO PARTS"  
PROPOSED USE: RETAIL "Liquor MART"  
AREA = 404 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 = 650 SQ FT  
HEIGHT = 10'  
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

**ENTIRE STORE FRONT NORTH AND WEST ELEVATION FACE LIFTS SEE NEW ELEVATIONS**

**NEW STUCCO FINISH OVER EXISTING FACADE**

**RESTRIPE PARKING LOT**

**EXISTING 36 PARKING SPACES PROVIDED 2 HANDICAP VAN ACCESSIBLE**

**KEY NOTES**

1 EXISTING CURB PER RIVERSIDE COUNTY STANDARDS  
2 EXISTING ASPHALT SIDEWALK  
3 ADA ACCESSIBLE SIGNAGE  
4 ADA ACCESSIBLE, 4' WIDE 45° DIAGONAL STOPPING AT 30' O.C.  
5 4" HIGH PRE-CAST CONCRETE WHEEL STOP, TYP.  
6 STANDARD PARKING STALLS

**NOTES:**

FLORIDA AVENUE HYW 74 (HAWK RD)

COLUMBIA STREET

PROJ. ADDRESS: 4151 HAWKWAY 74 HEMET CA 92341

DATE: 06/20/2017  
DRAWN BY: JEFF RAUMAN  
CHECKED BY: KEITH GARDNER  
SCALE: AS SHOWN

REVISIONS / ISSUED FOR

**APECO ENGINEERING GROUP, INC**

380 N STATE STREET  
HEMET CA 92341  
TEL: 760 487 3796 FAX: 760 487 3796  
CELL: 760 487 3796 CELL: 760 487 4027

PROJECT TITLE: PROPOSED MARKET/ RETAIL PLAZA 4151 HAWKWAY 74 HEMET CA 92341 TEL: 951-488-4006

PROPERTY OWNER/ CLIENT NAME: R AND B INVESTMENTS 415 NORTH SANTA FE VISTA, CA 92084 760-487-3796

DATE: 06/20/2017

DRAWING TITLE: SITE PLAN

DRAWING SCALE: 1"=20'

DRAWN BY: JEFF RAUMAN

CHECKED BY: KEITH GARDNER

PROJECT NUMBER: 09-101

DRAWING NUMBER: SP-101

**APECO  
ENGINEERING  
GROUP, INC**

300 N STATE STREET  
HEMET CA 92543  
TEL: 951 952 8681 FAX: 951 952 8681  
CELL: 700 407 5795 CELL: 700 407 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: 951-538-0085

**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:**

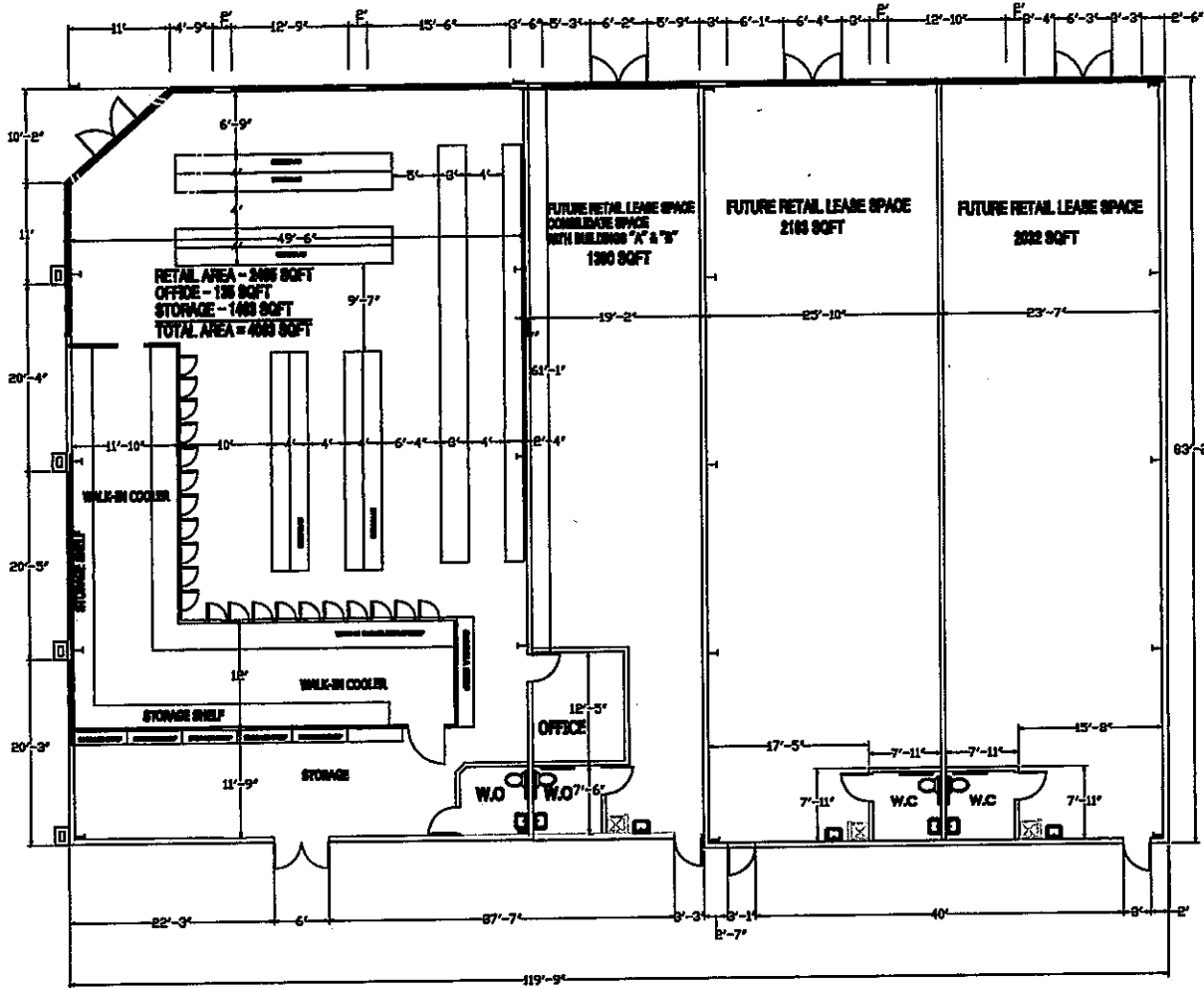
PLEASE SEE REVISED SITE PLAN, EXG DEDICATION TO FLORIDA ST ROW. SEE LOCATION ON DWG  
PLEASE NOTE THAT BUILDINGS ARE EXISTING EXCEPT FOR THE ADDITION BETWEEN THE TWO STRUCTURES.

**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



TOTAL CUMULATIVE AREA= 6728 SQFT

PROPOSED TENANT IMPROVEMENT FLOOR PLANS

NOTES:



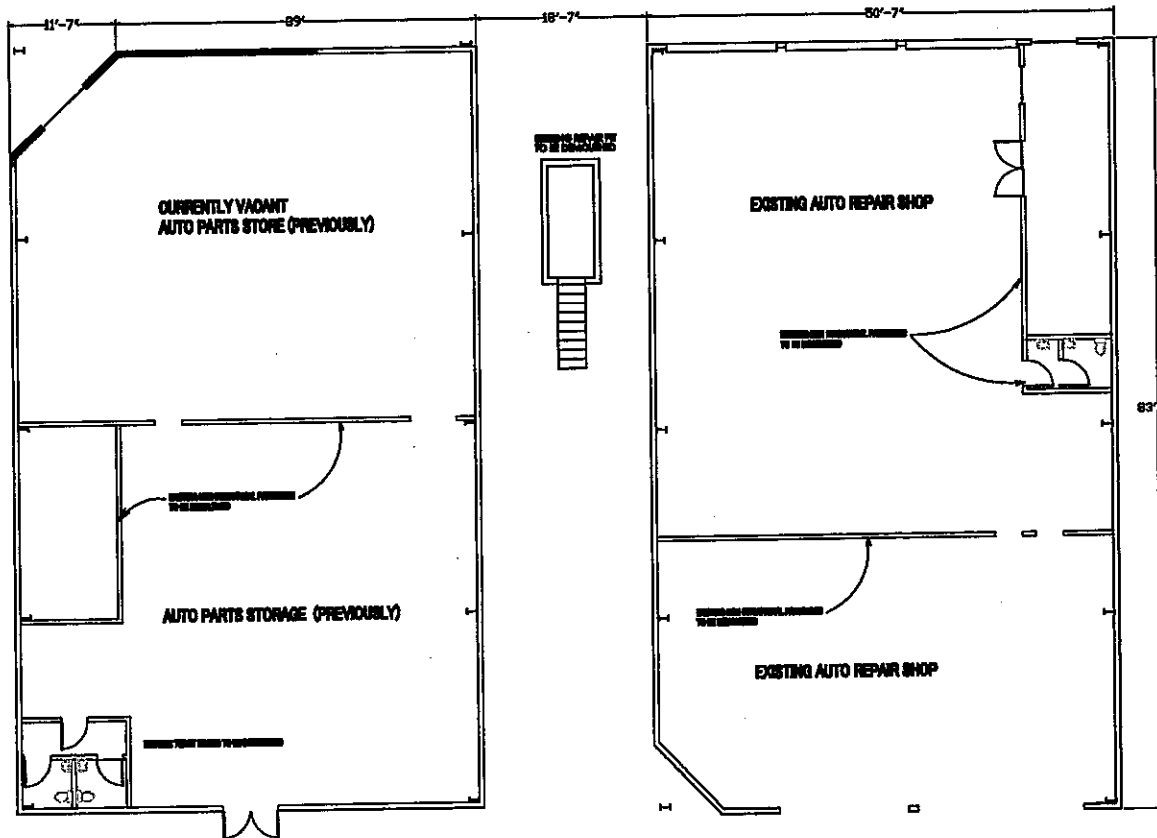
PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
REVISIONS / ISSUED FOR	

**APECO**  
ENGINEERING  
GROUP, INC

PROJECT NO.	
DATE	
DESIGNED BY	
CHECKED BY	
APPROVED BY	
REVISIONS / ISSUED FOR	
PROJECT NUMBER	02-108
CUSTOMER NUMBER	232-101







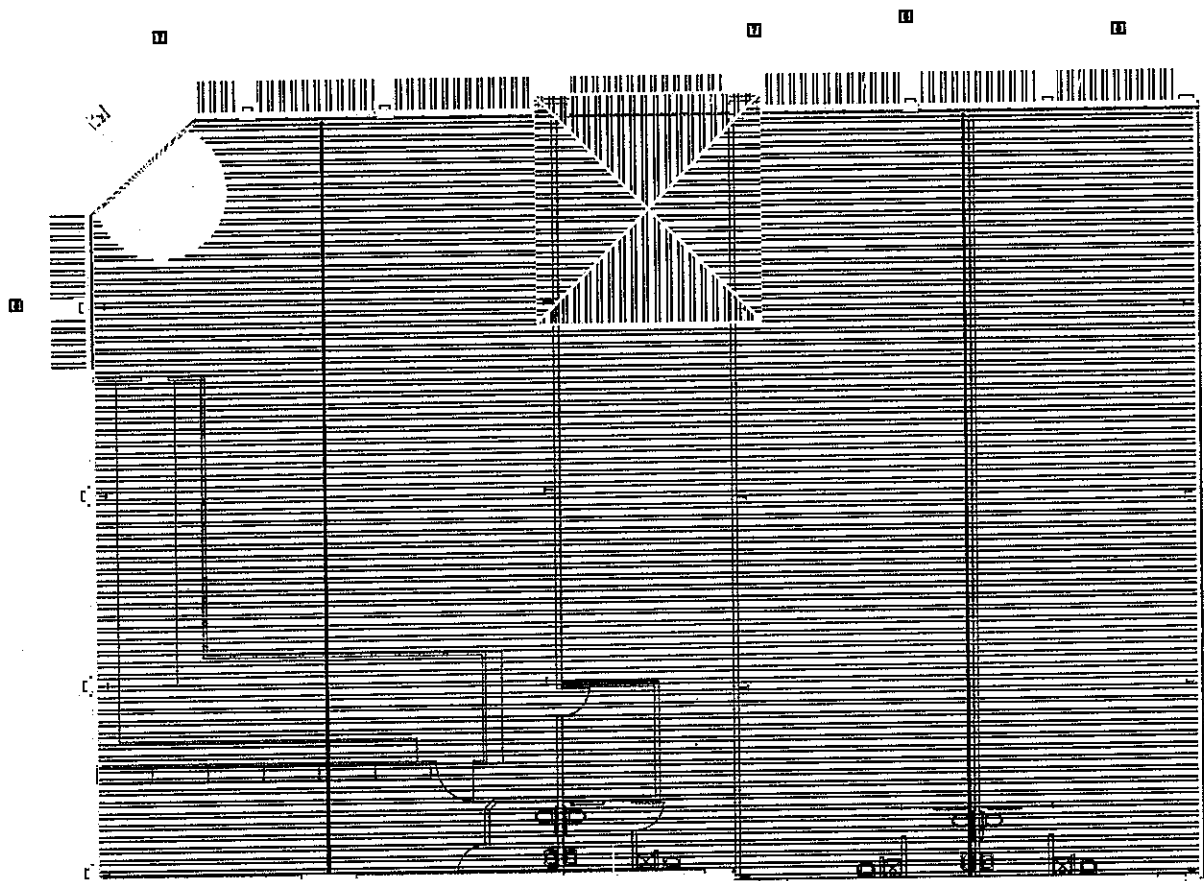
**EXISTING FLOOR PLANS**  
AS SHOWN

**NOTES:**



APCO ENGINEERING GROUP, INC	
REGISTERED PROFESSIONAL ENGINEER	
STATE OF TEXAS	
NO. 12345	
EXPIRES 12/31/2024	
PROJECT NO. 2024-001	
DATE: 01/15/2024	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NUMBER	2024-001
DRAWING NUMBER	1A-01

**NOTES:**



**PROPOSED ROOF PLAN  
STANDING  
SEAM METAL ROOF  
SLOPE 3/4" PER FOOT**

- 11 STANDING SEAM PANEL
- 12 INSULATED CEILING PANEL
- 13 WOOD GYPSUM BOARD
- 14 METAL GYPSUM BOARD
- 15 GUTTER PANEL, EXTERIOR, ALUMINUM PANEL, GUTTER
- 16 GUTTER PANEL, INTERIOR, ALUMINUM PANEL
- 17 GUTTER PANEL, EXTERIOR, GALVALUM PANEL
- 18 DOWNSPOUT, INTERIOR, ALUMINUM
- 19 DOWNSPOUT, EXTERIOR, GALVALUM PANEL
- 20 GUTTER, EXTERIOR, ALUMINUM GUTTER PANEL

**INCORPORATE NEW ROOF WITH EXISTING ROOF**

**PROPOSED ROOF PLANS**



**REVISIONS / SHEETS FOR**

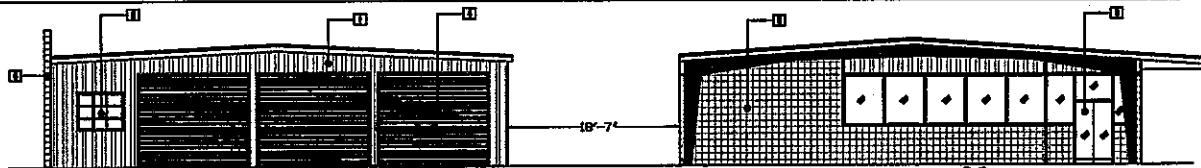
NO.	DESCRIPTION	DATE

**APECO ENGINEERING GROUP, INC**  
 ENGINEERING  
 ARCHITECTURE  
 INTERIOR DESIGN

**PROJECT:** [REDACTED]  
**DATE:** [REDACTED]  
**BY:** [REDACTED]  
**CHECKED:** [REDACTED]  
**SCALE:** AS SHOWN

NO.	DESCRIPTION	DATE

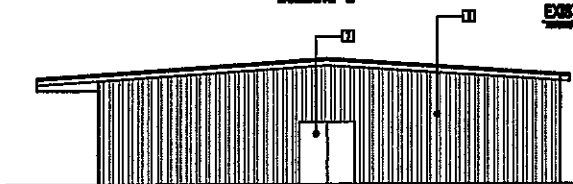
**PROJECT NUMBER: [REDACTED] SHEET: [REDACTED]**



BUILDING "B"

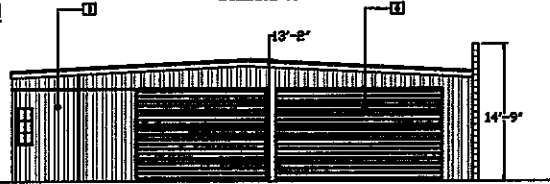
EXISTING FRONT ELEVATION

BUILDING "A"



BUILDING "A"

EXISTING REAR ELEVATION



BUILDING "B"

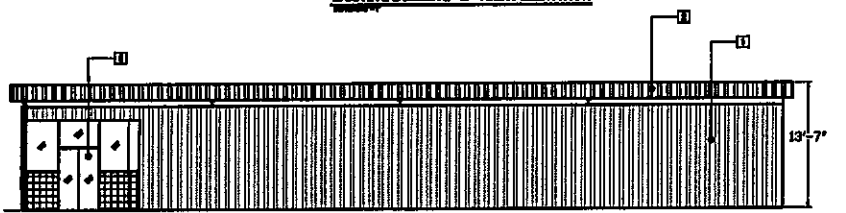
- ROOF OVERLAP LINE
- DOWN SLOPE FIELD
- DOWN SLOPE
- DOWN SLOPE, DOWN SIDE
- DOWN SLOPE
- DOWN SLOPE, DOWN SIDE
- DOWN SLOPE, DOWN SIDE
- DOWN SLOPE, DOWN SIDE



EXISTING BUILDING "A" LEFT ELEVATION & BUILDING "B" LEFT ELEVATION



EXISTING BUILDING "B" RIGHT ELEVATION

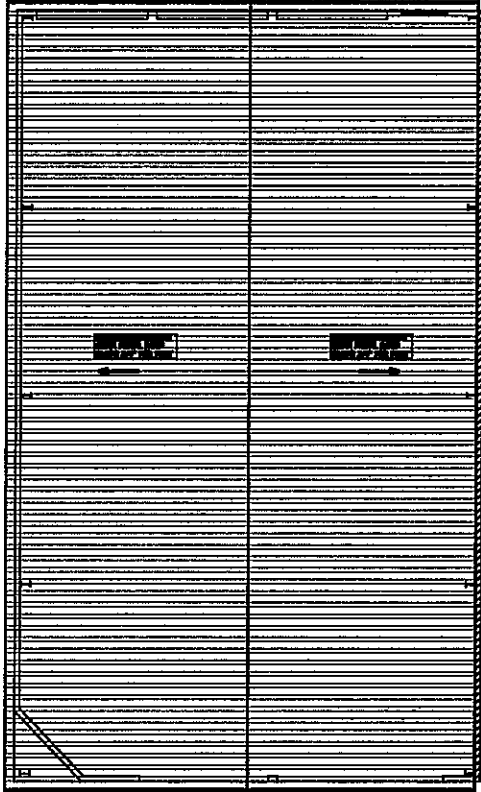
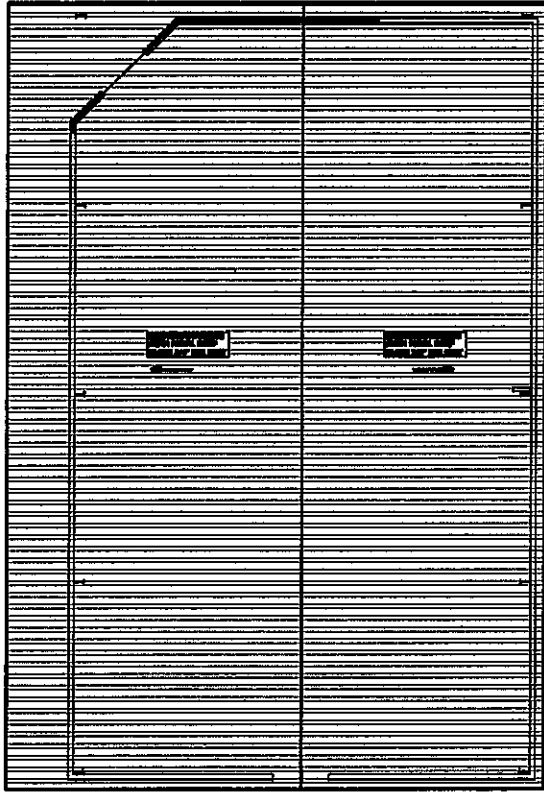


EXISTING BUILDING "A" RIGHT ELEVATION

NOTES:



APECO ENGINEERING GROUP, INC.	
REGISTERED PROFESSIONAL ENGINEERS	
STATE OF TEXAS	
NO. 12345	
DATE: 12/15/12	
PROJECT NUMBER: 12-123	
DRAWING NUMBER: 12-123	
SCALE: AS SHOWN	
DATE: 12/15/12	
BY: [Signature]	
CHECKED: [Signature]	
PROJECT NUMBER: 12-123	
DRAWING NUMBER: 12-123	



EXISTING ROOF PLANS  
2000000

NOTES:



DATE	DESCRIPTION

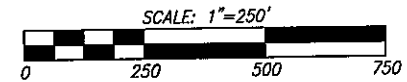
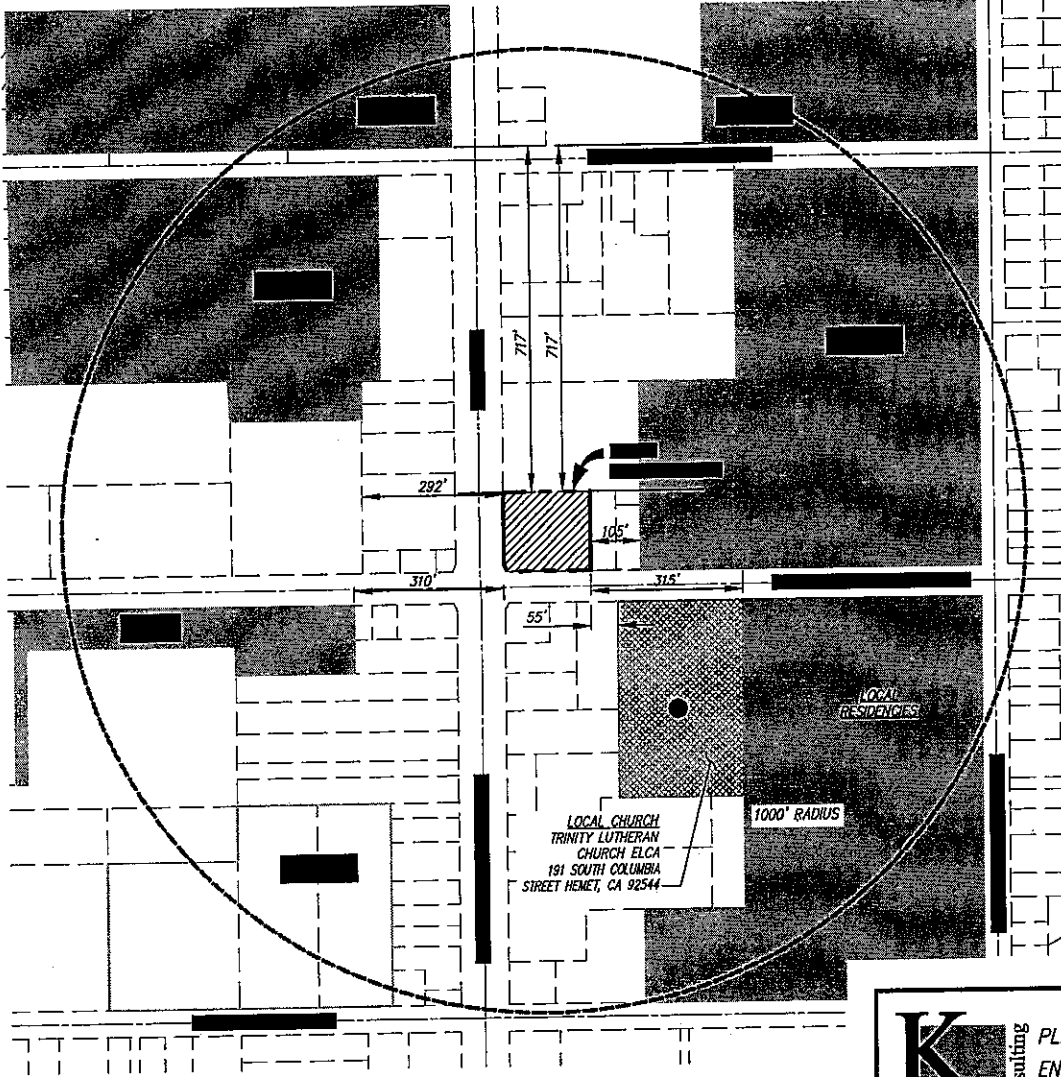
REVISIONS / DRAWN FOR

**APECO**  
**E**NGINEERING  
**G**ROUP, INC.  
 ENGINEER  
 10000 RICHMOND HIGHWAY, SUITE 100  
 FARMERSBURGH, NY 11735  
 (845) 471-1000  
 WWW.APECOENGINEERING.COM


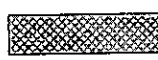
PROJECT / DRAWING

DATE	BY	CHKD

PROJECT NUMBER: 00-001  
 DRAWING NUMBER: AT-300



**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 & LOCATTON	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.



PLANNING  
ENTITLEMENT  
SERVICES

6149 BLUFFWOOD DRIVE  
RIVERSIDE, CALIFORNIA 92506  
W/F: (951) 682-2876  
C: (951) 533-2934  
KEEFEGARD@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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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



CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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 feet 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).

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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. The permit holder shall comply with the applicable standards of Ordinance No. 847.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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 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. 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.



CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 47                    MAP- PARKING SPACES                    RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All 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;



08/04/10  
07:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 20

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

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

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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.

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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

Parcel: 438-230-027

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](http://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

08/04/10  
07:17

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 29

CONDITIONAL USE PERMIT Case #: CUP03622

Parcel: 438-230-027

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 2<sup>nd</sup> 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](mailto: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

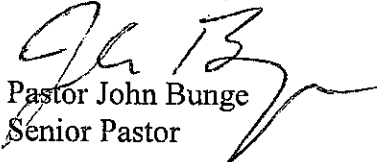


June 15, 2010

Dear Jeff,

After discussion at its June 14<sup>th</sup> 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 Bugai  
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 "P. 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](mailto: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](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@rcplma.org](mailto:wbugtai@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](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 <sup>1000'</sup>~~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.

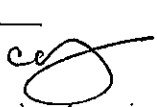
NAME: Vinnie Nguyen

TITLE GIS Analyst

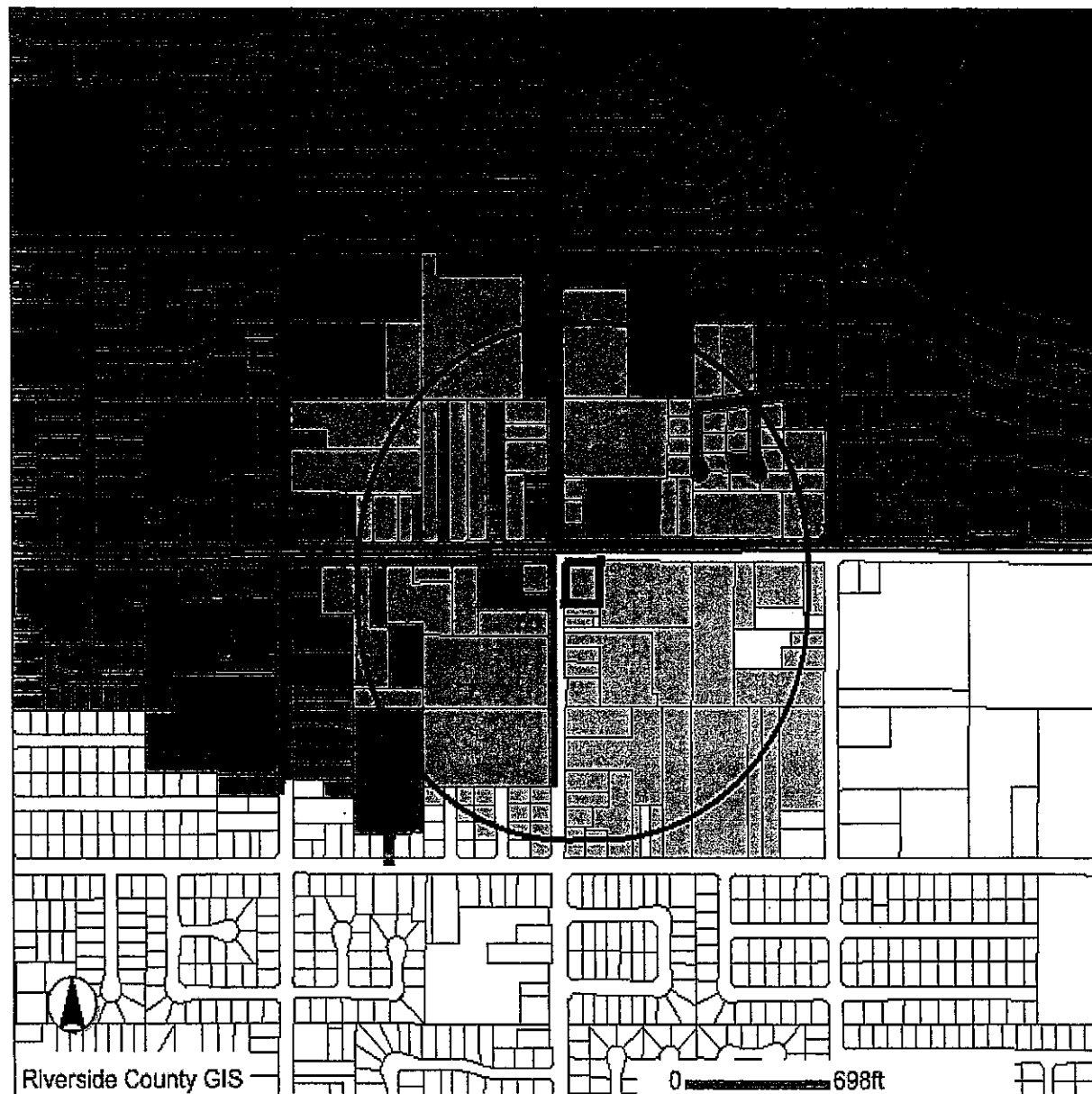
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 2/22/10   
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  
FOUD 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 SARKIM  
 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  
 SOUTHPAC 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  
GLEN DIVE 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

Signature

Project Planner

Title

April 6, 2010

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 3/15/10 by R. Jaurez

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

\*\*\*\*\*  
\*\*\*\*\*

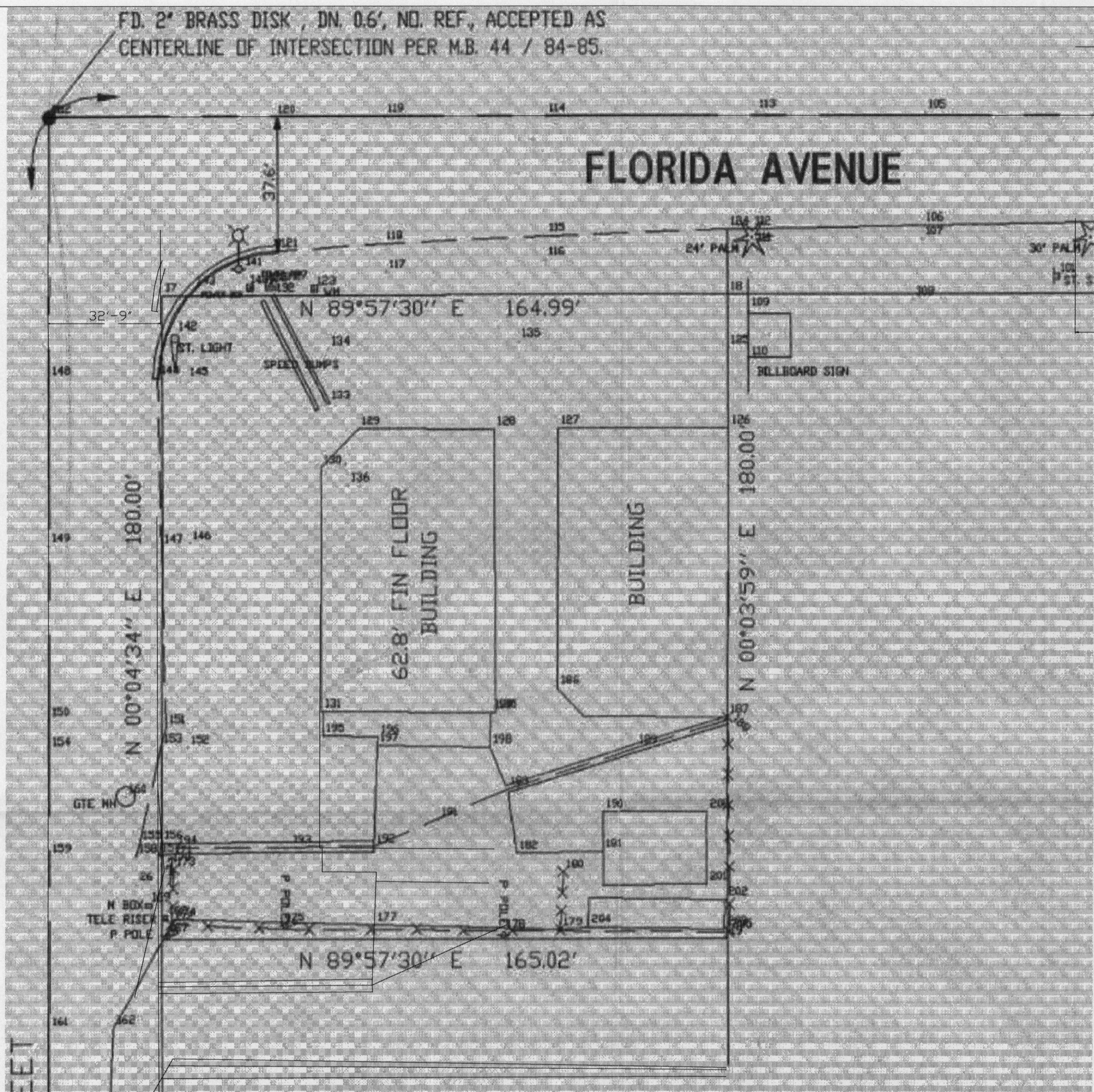
Received from: RAHMAN JEFF \$64.00  
paid by: CK 1128  
CA F&G FEE FOR EA42165  
paid towards: CFG05519 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

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!



**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.

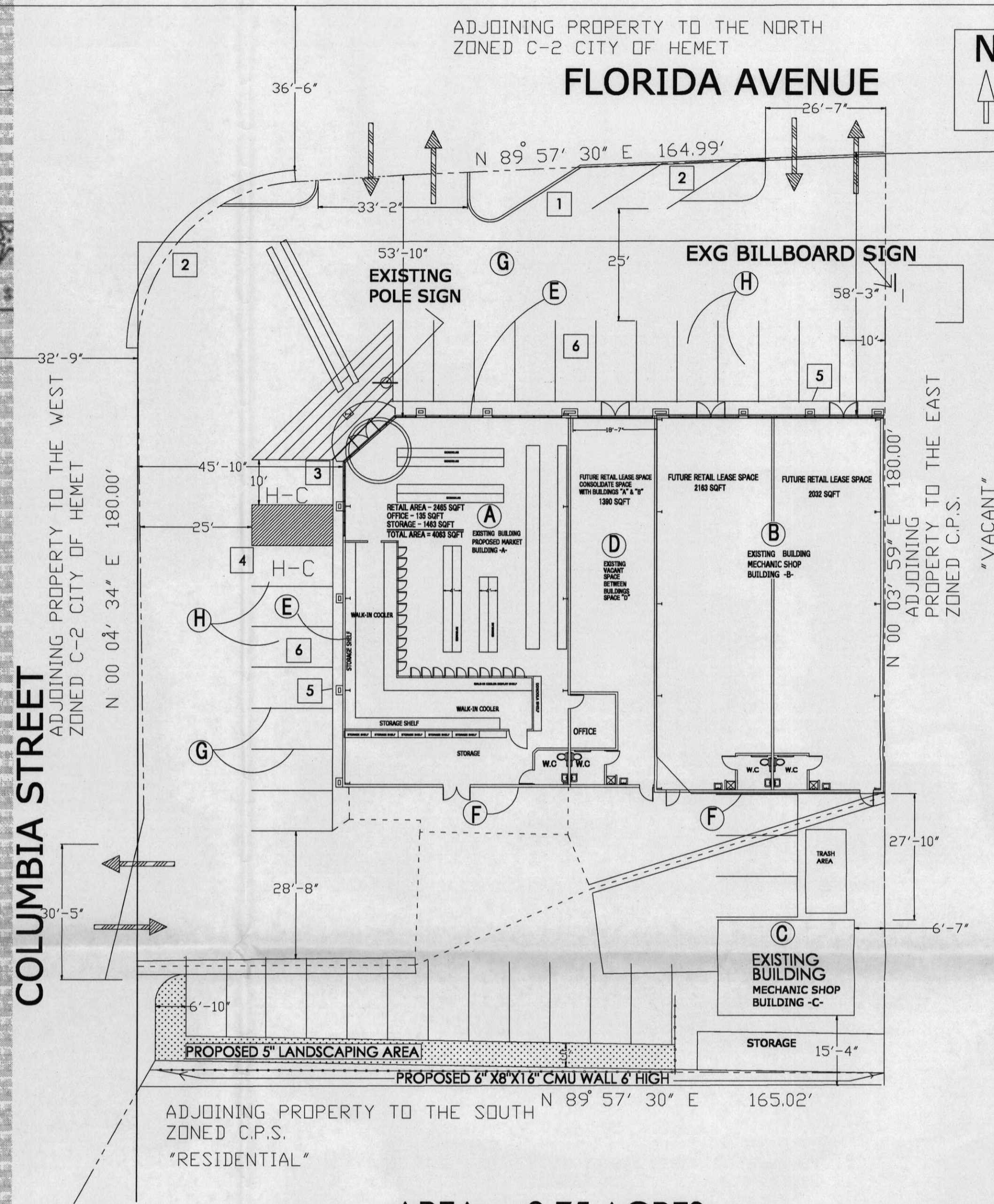
**Parcel 2:**

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 northerly 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.



AREA = 0.75 ACRES  
AREA = 32,670 SF

**(A)** RETAIL AREA - 2465 SQFT OFFICE - 135 SQFT STORAGE - 1463 SQFT TOTAL AREA = 4063 SQFT PARKING REQUIRED = 2465/250 = 9.9 PARKING SPACES = 10 SPACES

**(B)** CONSOLIDATED SPACE "B" RETAIL AREA - 2741 SQFT STORAGE - 1454 SQFT 4195 SQFT PARKING REQUIRED = 2741/250 = 11 PARKING SPACES

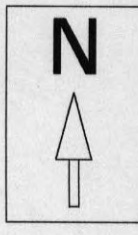
**(C)** MECHANIC SHOP BUILDING - C - 650 SQ. FT. = 1.3 = 2 PARKING SPACES REQUIRED

**(D)** CONSOLIDATED SPACE "D" RETAIL AREA - 1010 SQFT STORAGE - 304 SQFT OFFICE - 76 SQFT 1390 SQFT PARKING REQUIRED = 1010/250 = 4.0 PARKING SPACES

TOTAL PARKING REQUIRED 25 PARKING SPACES PLUS 2 HANDICAP PARKING SPACES WITH AT LEAST ONE VAN ACCESSIBLE  
TOTAL PARKING PROVIDED 35 PARKING SPACES PLUS 2 HANDICAP PARKING SPACES VAN ACCESSIBLE

<b>OWNER</b>	PROPERTY OWNER : R AND B INVESTMENTS 415 NORTH SANTA FE VISTA CA 92084 760-497-3795
<b>APPLICANT</b>	APPLICANT : JEFF RAHMAN 951-538-6085 ADDRESS SAME AS PROPERTY OWNER REPRESENTATIVE : KEITH GARDNER 6149 BLUFFWOOD DRIVE RIVERSIDE CA 92506 951-533-2934
<b>SCOPE OF WORK LEGEND</b>	<b>PARCEL DATA:</b> PARCEL # 438-230-027 LOT AREA = .75 ACRE PROPERTY ZONED C.P.S. THIS PROJECT IS NOT WITHIN ANY SPECIFIC PLAN NO EASEMENTS
<b>(A)</b>	<b>BUILDING DATA:</b> BUILDING "A" : EXISTING PREVIOUS USE : RETAIL "AUTO PARTS" PROPOSED USE : RETAIL "LIQUOR 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
<b>(B)</b>	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
<b>(C)</b>	BUILDING "C" : EXISTING PREVIOUS/CURRENT USE : AUTO REPAIR PROPOSED USE : AUTO REPAIR AREA = 650 SQ FT HEIGHT = 10' EXISTING STEEL FRAME CONSTRUCTION NO CHANGE TO STRUCTURAL FRAME SYSTEM EXISTING STEEL PANELS FACADE PROPOSED STUCCO FACELIFT
<b>(D)</b>	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
<b>(E)</b>	ENTIRE STORE FRONT NORTH AND WEST ELEVATION FACE LIFTS SEE NEW ELEVATIONS
<b>(F)</b>	NEW STUCCO FINISH OVER EXISTING FACADE
<b>(G)</b>	RESTRIPE PARKING LOT
<b>(H)</b>	EXISTING 35 PARKING SPACES PROVIDED 2 HANDI-CAP VAN ACCESSIBLE
<b>KEY NOTES</b>	1 EXISTING CURB PER RIVERSIDE COUNTY STANDARDS 2 EXISTING ASPHALT SIDEWALK 3 ADA ACCESSIBLE SITE SIGNAGE 4 ADA ACCESS AISLE, 4' WIDE 45° DIAGONAL STRIPING AT 36" O.C. 5 6" HIGH PRE-CAST CONCRETE WHEEL STOPS, TYP. 6 STANDARD PARKING STALLS

DRAWING SCALE:  
1" = 20'



**NOTES:**

N

FLORIDA AVENUE HWY 74

COLUMBIA STREET

PROJECT ADDRESS:  
41007 HIGHWAY 74  
HEMET CA 92544

APR. 438-230-027  
THOMAS BROTHERS - BOOK 438 PAGE 23

SCHOOL DISTRICT : HEMET UNIFIED SCHOOL DISTRICT  
WATER DISTRICT : LAKE HEMET WATER  
SEWER : SEPTIC

**(A)** AREA = 4064 SQ FT  
**(B)** AREA = 4150 SQ FT  
**(C)** AREA = 650 SQ FT  
**(D)** AREA = 1125 SQ FT

**REGISTERED PROFESSIONAL ENGINEER**  
APECO ENGINEERING GROUP, INC.  
No. CS4844  
Expires 6/30/2010  
CIVIL  
STATE OF CALIFORNIA

SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/2009

SIGNATURE DATE: \_\_\_\_\_

NO.	DATE	INT.	REVISION/ISSUED FOR
1	04/04/09	ABJ	PRELIMINARY PLANNING APPROVAL
2	04/04/09	ABJ	PRELIMINARY PLANNING APPROVAL

REVISIONS / ISSUED FOR

**APECO ENGINEERING GROUP, INC**

328 N STATE STREET  
HEMET CA 92543  
TEL: 951 652 8561 FAX: 951 652 8561  
CELL: 760 497 3795 CELL: 760 497 4327

PROJECT TITLE:  
PROPOSED MARKET/ RETAIL PLAZA  
41007 HIGHWAY 74  
HEMET CA 92544  
TEL: 951-538-6085

PROPERTY OWNER/ CLIENT NAME:  
R AND B INVESTMENTS  
415 NORTH SANTA FE  
VISTA CA 92084  
760-497-3795

DISCIPLINE:  
ARCHITECTURAL/ PLANNING

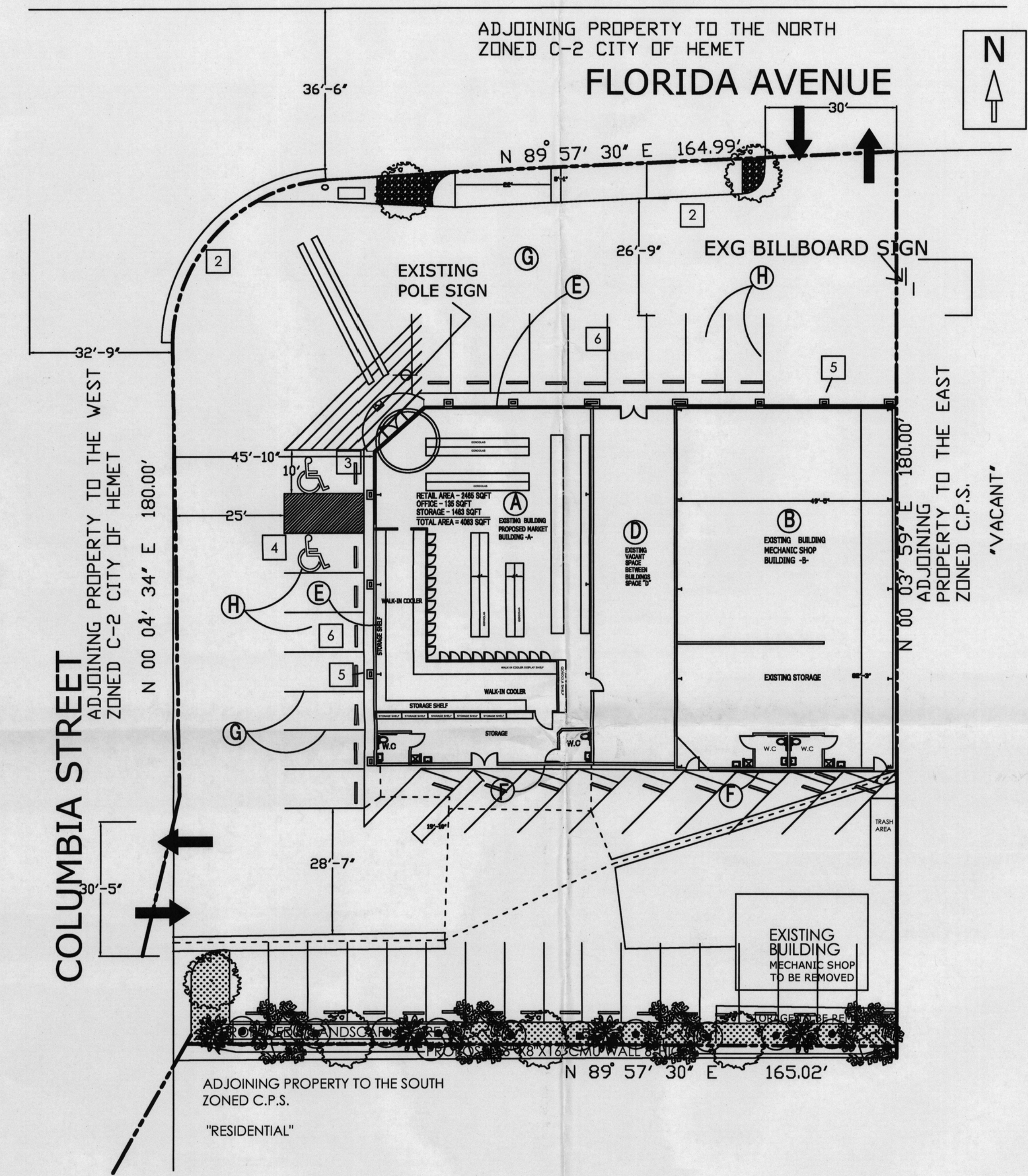
DRAWING TITLE:  
SITE PLAN

DRAWING SCALE: 1" = 20'	DATE DRAWN: JUNE 4TH 2009
DRAWN BY: ABJ, JIR	CHECKED BY: ABJ, JIR
PROJECT NUMBER: 09-101	DRAWING NUMBER: SP-101

CASE: CUP03622, AMD. #1  
EXHIBIT: A  
DATED: 2/16/10  
PLANNER: W. BUGTAL

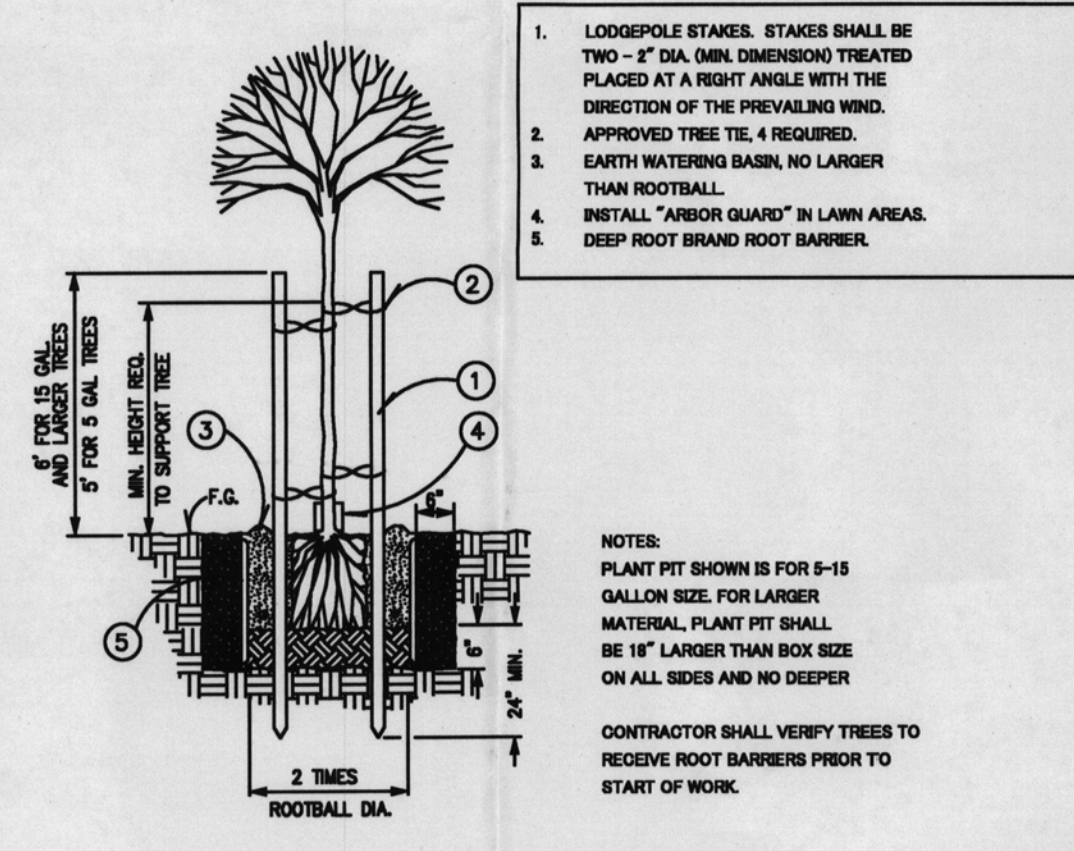
## PLANTING LEGEND

SYMBOL	BOTANICAL NAME "COMMON NAME"	SIZE	QUANTITY	REMARKS
	MAGNOLIA GRANDIFLORA SOUTH MAGNOLIA TREE	36" BOX	6	
	COCOS PLUMOSA QUEEN PALM	36" BOX	4	
	PRUNUS INCISA OKAME CHERRY	36" BOX	4	
	PITTOSPORUM TENAX NEW ZEALAND FLAX	5 GAL	11	36" HIGH AT 3'-6" O.C. TYP. TRIANGULAR SPACE
	CYNODON DACTYLON BERMUDAGRASS WATERSAVER FESCUE	HYDROSEED	10# per 1,000 square feet	
	WOOD MULCH	3" MIN	AS REQUIRED	

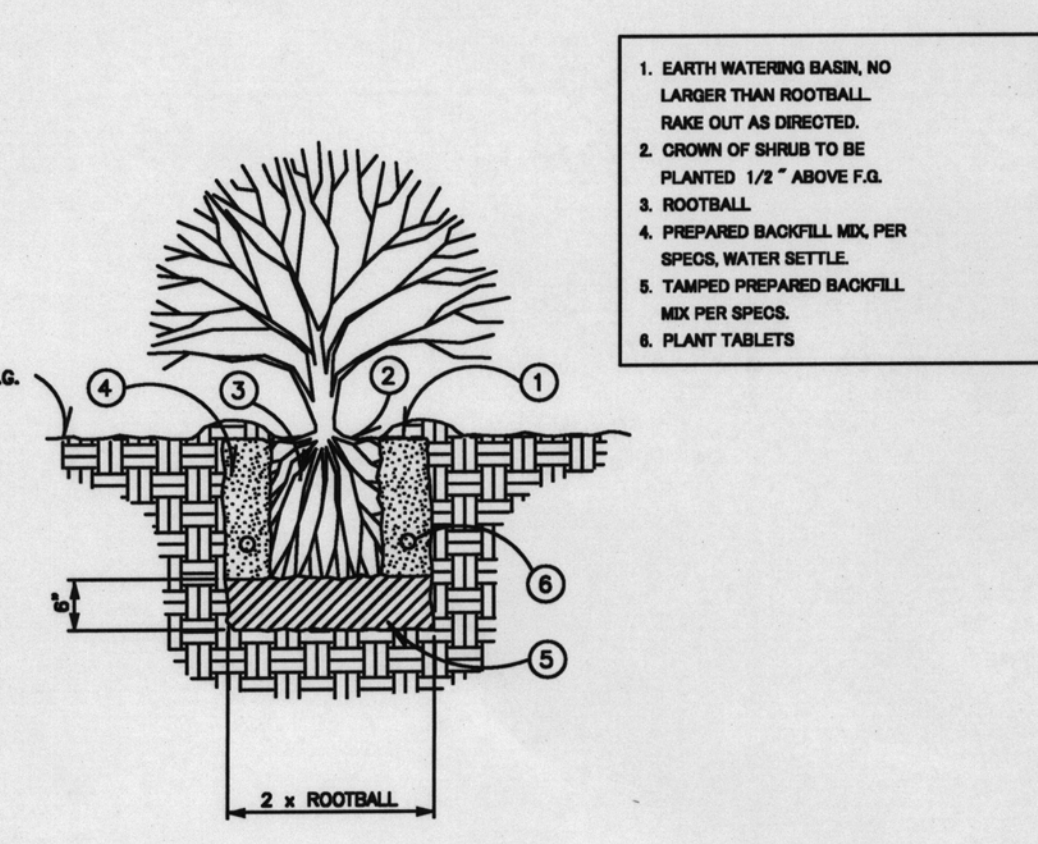


### PLANTING NOTES:

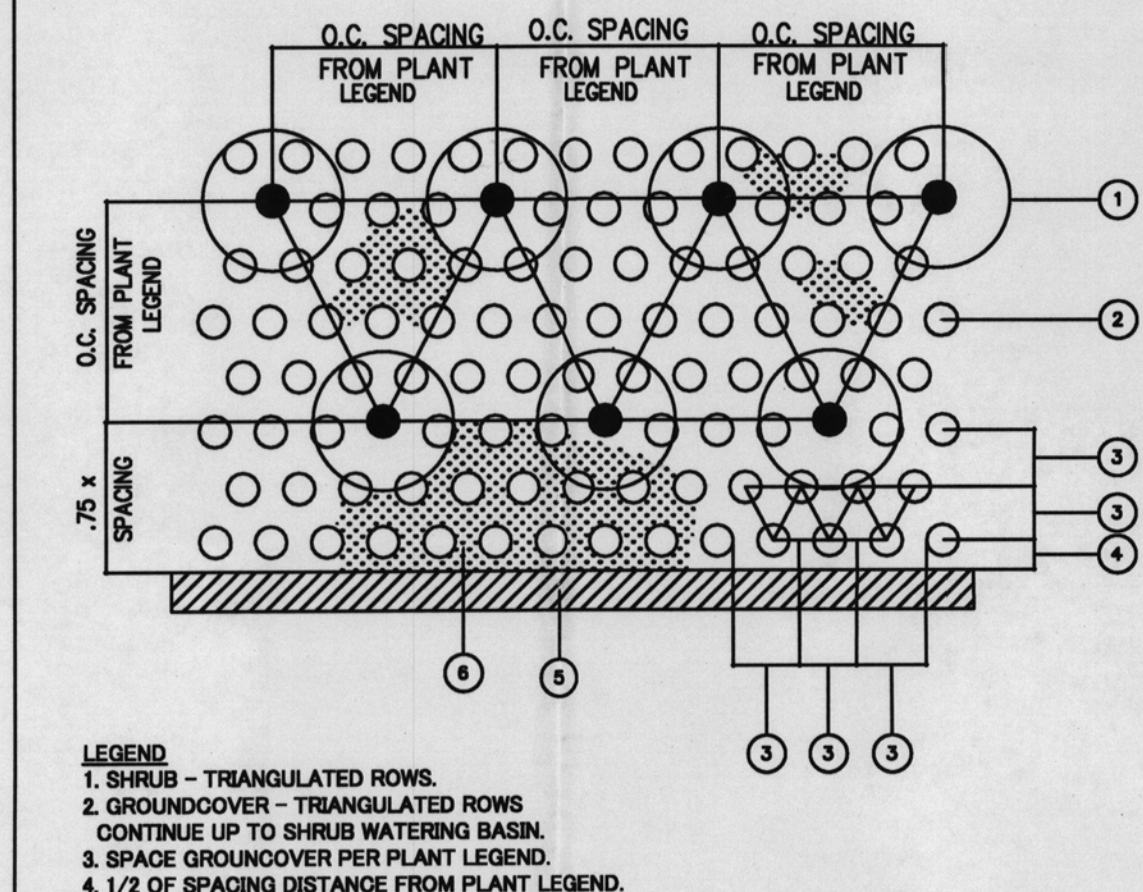
- A. PLANT QUANTITIES ARE PROVIDED FOR BIDDING CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SUFFICIENT QUANTITIES OF MATERIAL EQUAL TO SYMBOL COUNT OR TO FILL AREA SHOWN ON PLAN AT SPACING SPECIFIED.
- B. TREE LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICTS WITH UNDERGROUND UTILITIES. CONSULT WITH LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO ADJUSTMENT OF TREE LOCATIONS, ESPECIALLY THOSE ARRANGED ON A SPECIFIED MODULE OR IN A GRID PATTERN.
- C. ALL TREES LOCATED WITHIN 3' OF PAVEMENT OR STRUCTURES ARE TO HAVE ROOT BARRIERS INSTALLED AT TIME OF PLANTING UNLESS OTHERWISE SPECIFIED. A 12" LONG X 18" DEEP LINEAR BARRIER SHALL BE INSTALLED AT EDGE OF PAVEMENT/STRUCTURE, WITH LENGTH CENTERED AT THE TREE TRUNK.
- D. NURSERY STAKES ARE TO BE REMOVED AFTER PLANTING TREES AND STAKING OR CUTTING AS SHOWN ON PLANS.
- E. CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AS DIRECTED BY ARCHITECT OR REPRESENTATIVE.
- F. MULCH ALL AREAS (EXCEPT TURF, SLOPES GREATER THAN 3:1, OR AS NOTED ON PLANS) WITH 3" LAYER OF SPECIFIED MATERIAL.
- G. WHERE GROUND COVER IS SHOWN ON PLANS: GROUND COVER PLANTING CONTINUES UNDER SHRUBS & TREES AT SPECIFIED SPACING. DO NOT PLANT GROUND COVER IN SHRUB/TREE WATERING BASINS.



### C PLANTING NOTES



### D DBL. STAKED TREE PLANTING



### A SHRUB PLANTING

### B SHRUB & GROUNDCOVER SPACING

	REVISIONS	MARK
▲	07/10/2010	

## PECO ENGINEERING

ABDEL BASET ALJAZZAR (CIVIL ENGINEER)  
1719 LISA AVE.  
VISTA CA 92084  
760-497-3795 E-FAX 760-842-6786 APECOENGINEERING@YAHOO.COM

SCALE: AS SHOWN  
DATE: 07/12/2010

PROJECT TITLE:  
PROPOSED MARKET/ RETAIL PLAZA  
41007 HIGHWAY 74  
HEMET CA 92544  
TEL: 951-538-6095

DWG NO.  
1  
OF 1 SHEETS

REGISTERED CIVIL ENGINEER R.C.E. NO. 54844 EXP. DATE: 06/30/2010

ENGINEER REVIEWED BY: ABA DRAWN BY: J.I. RAHMAN CHECKED BY: DATE: 06/30/2010

ABDEL BASET ALJAZZAR (CIVIL ENGINEER) R.C.E. NO. 54844 EXP. DATE 06/30/2010

CASE: CUP03622  
EXHIBIT: L  
DATED: 7/21/10  
PLANNER: W. BUGTAL

## LANDSCAPING PLAN

Agenda Item No.: 4.6  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third  
Project Planner: Kinika Hesterly  
Planning Commission: September 15, 2010  
Continued From: August 18, 2010, January 13,  
2010 and December 2, 2009

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

**FURTHER PLANNING CONSIDERATIONS:**

This project was continued on December 2, 2009 and January 13, 2010 at the request of County Counsel to further review the project and the expiration of Specific Plan No. 265. The expiration date condition of Specific Plan No. 265 was removed at the May 5, 2010 Planning Commission hearing for Specific Plan No. 265, Substantial Conformance No. 2.

On August 18, 2010, this project was continued due to a lack of quorum at the Planning Commission.

**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.

**Specific Plan No. 265, Substantial Conformance No. 1**  
**Change of Zone No. 7690**  
**Tentative Parcel Map No. 35212**  
**PC Staff Report: September 15, 2010**  
**Page 4 of 5**

---

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.



**Specific Plan No. 265, Substantial Conformance No. 1**  
**Change of Zone No. 7690**  
**Tentative Parcel Map No. 35212**  
**PC Staff Report: September 15, 2010**  
**Page 5 of 5**

---

- 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

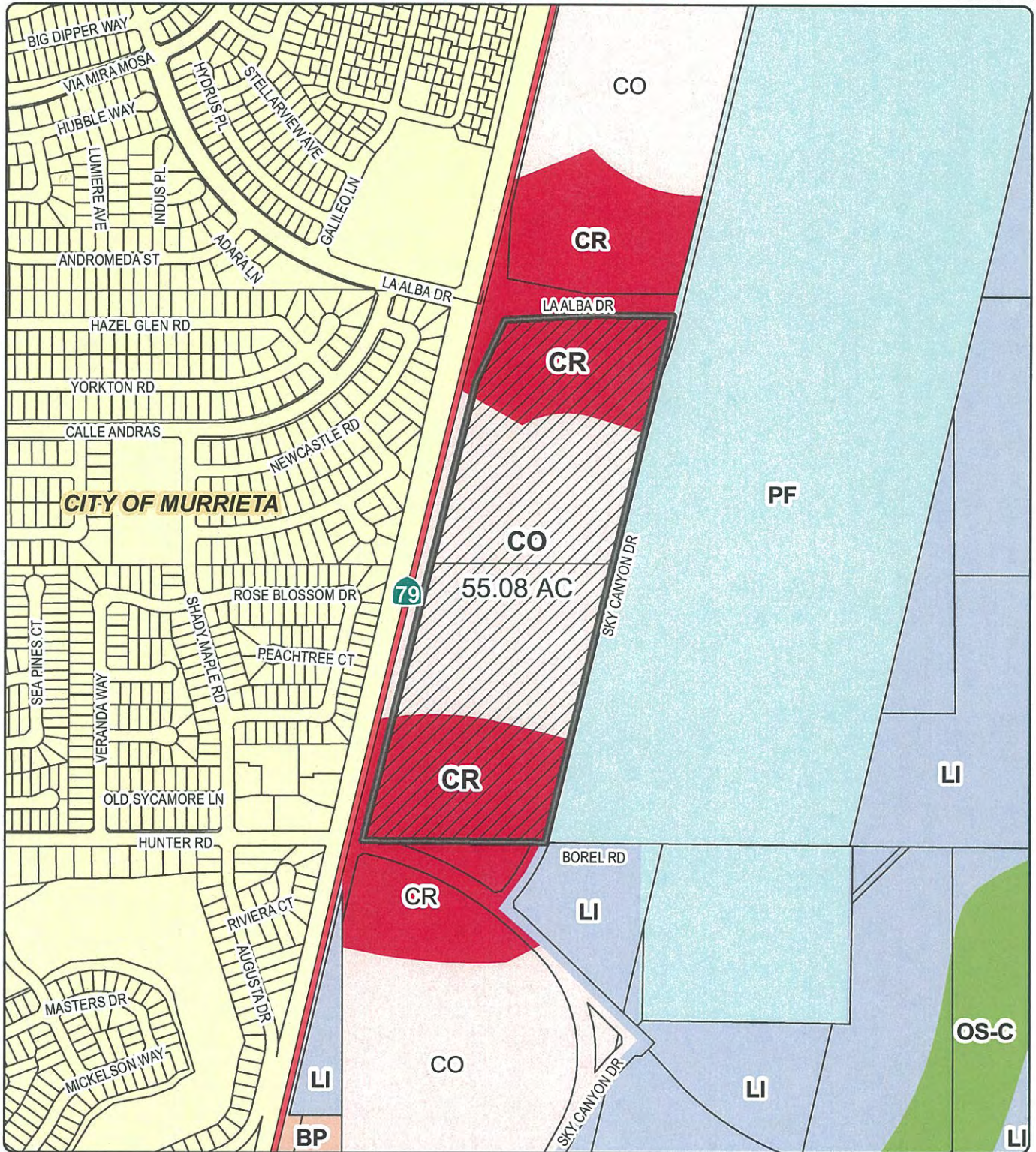
CZ07690 SP00265S1 PM35212

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.tirma.co.riverside.ca.us/index.html>

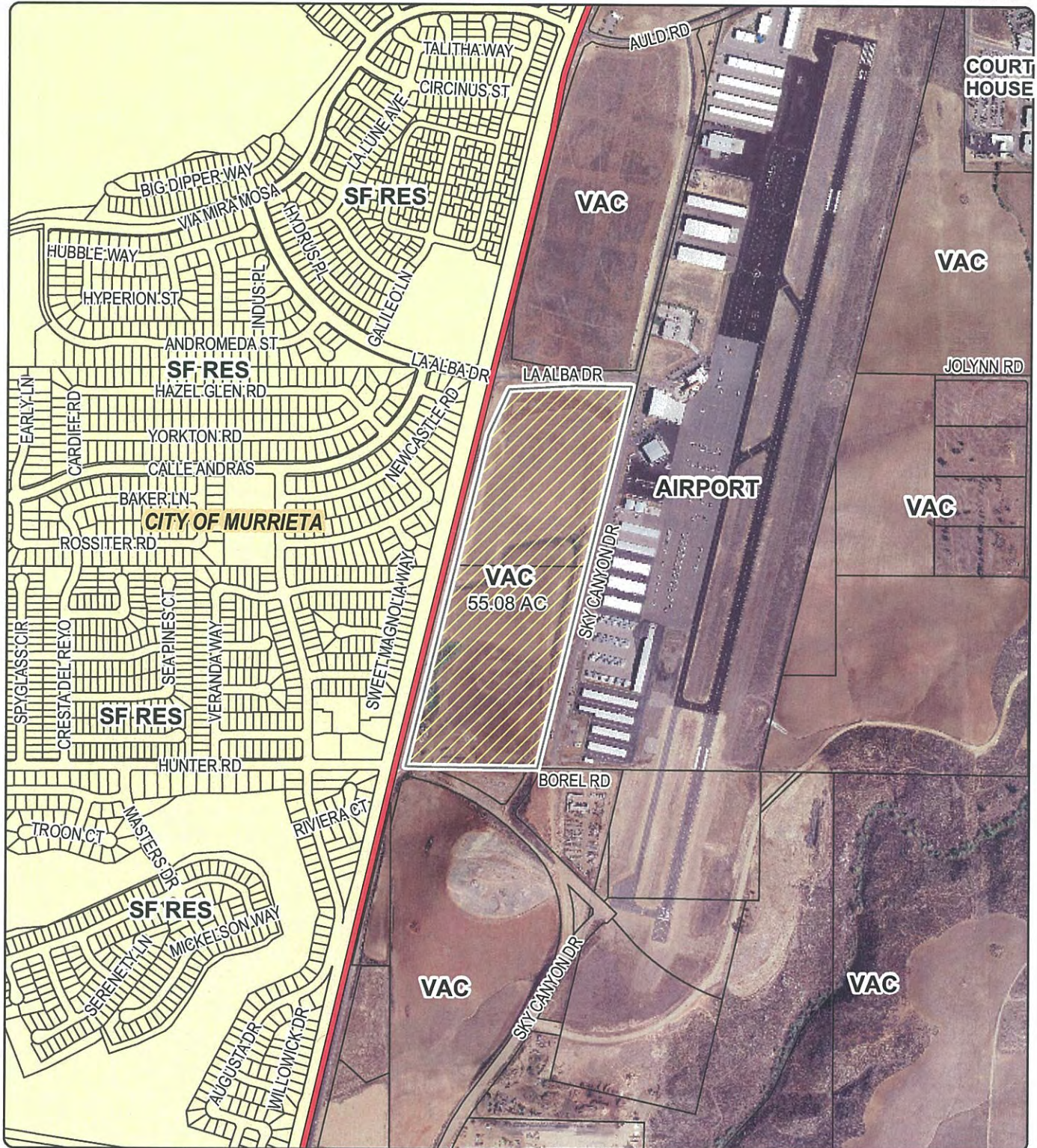
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07690 SP00265S1 PM35212

LAND USE

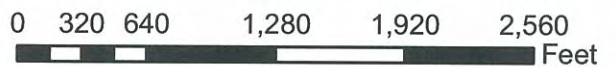
Supervisor Stone  
District 3

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.lmsa.co.riverside.ca.us/index.html>

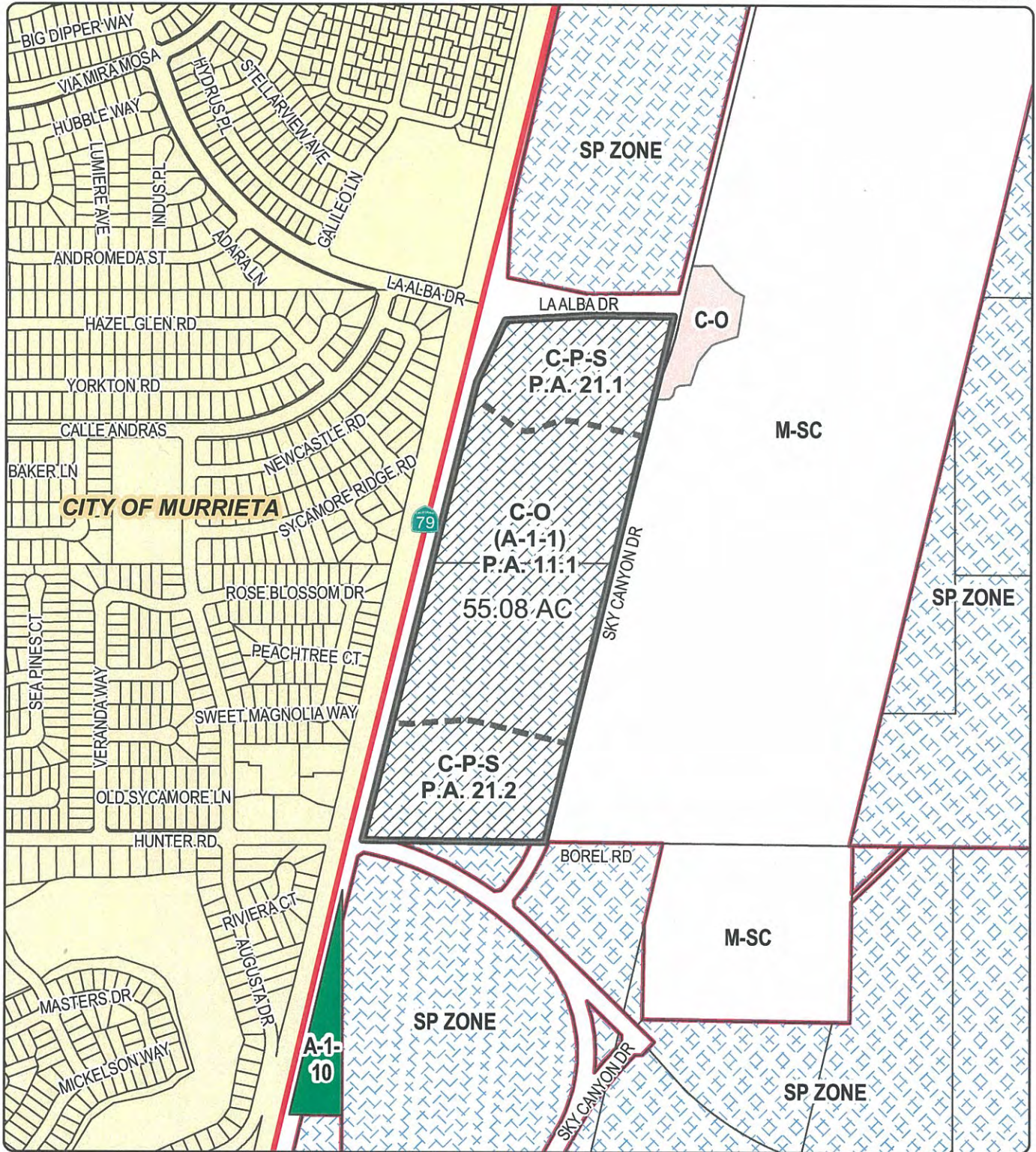
RIVERSIDE COUNTY PLANNING DEPARTMENT

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

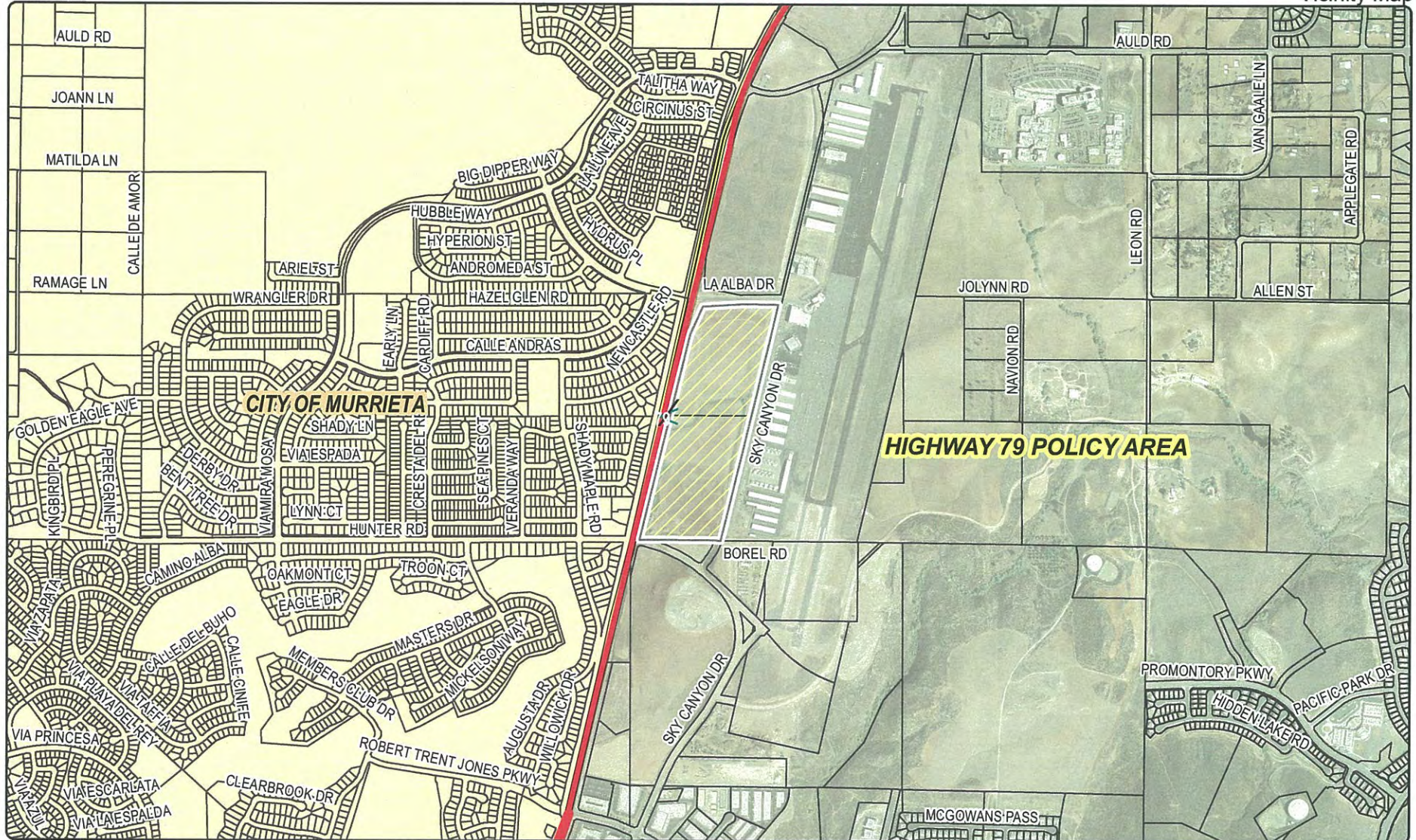


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please 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.lima.co.riverside.ca.us/index.html>

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07690 SP00265S1 PM35212**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 10/21/2009  
 Vicinity Map



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.lima.co.riverside.ca.us/index.html>



**NOTES:**

1. ALL DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS WITHOUT FLOODING.
2. THIS DRAINAGE FACILITY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
3. PROJECT SHALL COMPLY WITH ARTICLE 81 OF THE L.C.F.
4. THERE ARE NO GATES PROPOSED FOR THE PROJECT SITE.
5. THERE ARE NO OPEN CHANNELS ON THIS SITE.
6. THIS PROJECT IS SUBJECT TO VERY LOW LIQUEFACTION POTENTIAL.
7. THE PROJECT DOES NOT FALL WITHIN A SPECIAL STUDIES ZONE.
8. THE PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
9. THE GEOTECH AND DRAINAGE INFORMATION IS ATTACHED TO THE SITE PLAN OR A SEPARATE SHEET.
10. THE PROJECT DOES NOT FALL WITHIN A COMMUNITY SERVICES DISTRICT.
11. FEMA DECLARATION ZONE C, PER COMMUNITY PANEL NUMBER 066143 2741 B, EFFECTIVE NOVEMBER 20, 1994.
12. THE PROJECT SITE IS CURRENTLY VACANT.
13. TERMS BORROWED COURTESY FROM REGIONAL GROWING PLAN BY THE 26TH COMPANIES, JUNE 30, 1943.
14. PRIVATE STREETS ARE NOT PROPOSED FOR THIS PROJECT.
15. THE PROJECT SITE IS LOCATED WITHIN THE FRENCH VALLEY AIRPORT INFLUENCE AREA.
16. THERE ARE NO KNOWN WELLS LOCATED WITHIN THE PROJECT BOUNDARY AT THIS TIME.
17. THERE ARE NO LAND, OR RIGHT-OF-WAY TO BE DEDICATED TO PUBLIC OR OTHER USE.
18. THE PURPOSE OF THIS MAP IS FOR LAND DIVISION ONLY. PLEASE SEE THE ASSOCIATED PLAT PLAN FOR THE DRAINAGE AND LOCATION OF PROPOSED ROADS, CANALS, BUILDINGS OR OTHER STRUCTURES, AND BACKSIZES OF STRUCTURES AND PAVED AREAS.
19. THE ENGINEER HAS REVIEWED THE OTHER KNOWLEDGE OWNERSHIP OF THE LAND USE DEDICATION OF THE SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.
20. MAXIMUM BUILDING HEIGHT IS 5C.

**LEGAL DESCRIPTION:**

**PARCEL 1:**  
THE SOUTH HALF OF GOVERNMENT LOT 9 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 18 WEST, MERIDIAN 11 WEST, IN THE COUNTY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO CERTAIN PARTS OF PARCEL 1, IN THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 2, 1998 AS INSTRUMENT NO. 31944, OF OFFICIAL RECORDS.

ALSO CERTAIN INTERESTS AND PORTION THEREOF LYING WESTWARD AND NORTHERLY OF THE EASTERN AND SOUTHWEST CORNERS OF THE PARCEL, CONTAINED IN THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 2, 1998 AS INSTRUMENT NO. 31944, OF OFFICIAL RECORDS.

**PARCEL 2:**  
THE NORTH HALF OF GOVERNMENT LOT 9 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 18 WEST, MERIDIAN 11 WEST, IN THE COUNTY OF RIVERSIDE, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO CERTAIN PARTS OF PARCEL 2, IN THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 2, 1998 AS INSTRUMENT NO. 31944, OF OFFICIAL RECORDS.

ALSO CERTAIN INTERESTS AND PORTION THEREOF LYING WESTWARD AND NORTHERLY OF THE EASTERN AND SOUTHWEST CORNERS OF THE PARCEL, CONTAINED IN THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 2, 1998 AS INSTRUMENT NO. 31944, OF OFFICIAL RECORDS.

ALSO CERTAIN INTERESTS AND PORTION THEREOF LYING WESTWARD AND NORTHERLY OF THE EASTERN AND SOUTHWEST CORNERS OF THE PARCEL, CONTAINED IN THE COUNTY OF RIVERSIDE, BY DEED RECORDED JULY 2, 1998 AS INSTRUMENT NO. 31944, OF OFFICIAL RECORDS.

**OWNER DATA:**

THE ESTATE OR INTEREST IN THE LAND HEREON DESCRIBED OR REFERRED TO HEREIN BY THIS REPORT IS:  
 TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS HELD BY:  
 FRED A. FLETCHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AN UNMARRIED FORTY-SIX AND TWENTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE ONE HUNDRED TWENTY-FIVE PERCENT (46,257,251) INTEREST, TO WIFE L. OWEN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AN UNMARRIED FORTY-SIX AND TWENTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE ONE HUNDRED TWENTY-FIVE PERCENT (46,257,251) INTEREST, TO SISTER FLORENCE, TRUSTEE OF THE BEAUFORT FLETCHER TRUST, AN UNMARRIED SEVEN AND FOUR THOUSAND EIGHT HUNDRED FIFTY-FIVE TEN THOUSANDS PERCENT (7,465,550) INTEREST, SUBJECT TO REQUIREMENT (K)(2) OF SCHEDULE B, HEREIN.

**PROJECT REPRESENTATIVES:**

**APPLICANT:**  
 KCT CONSULTANTS, INC.  
 1000 W. ARNOLD AVENUE  
 SUITE 200  
 ANAHEIM, CALIFORNIA 92815  
 PHONE: (714) 942-1111  
 FAX: (714) 942-0111

**OWNER:**  
 SEE NOTE BELOW  
 570 PIED A PAVING  
 570 PIED PAVING, SUITE 410  
 LOS ANGELES, CA 90010  
 PHONE: (213) 241-1221

**ARCHITECT:**  
 HILL ARCHITECT ARCHITECTS  
 4821 BROAD STREET  
 ANAHEIM, CALIFORNIA 92816  
 CONTACT: A. LOPAT  
 PHONE: (714) 942-1770, EXT. 111

**TELEPHONE:**  
 4141  
 1300 W. ARNOLD AVENUE  
 SUITE 200  
 ANAHEIM, CA 92815  
 PHONE: (714) 942-1111

**ENGINEER:**  
 CIVIL ENGINEER/PLANNING FIRM  
 1000 W. ARNOLD AVENUE  
 SUITE 200  
 ANAHEIM, CALIFORNIA 92815  
 CONTACT: KCT CONSULTANTS, INC.  
 PHONE: (714) 942-1111

**SOILS DISTRICT:**  
 RIVERSIDE COUNTY SOILS DISTRICT  
 2270 TRIMBLE ROAD  
 PERRIS, CA 92571-8200  
 PHONE: (951) 828-2777

**ELECTRIC:**  
 SOUTHERN CALIFORNIA Edison  
 144 E. WALDOBOR AVENUE  
 SAN ANTONIO, CA 92105  
 PHONE: (714) 781-4927

**CABLE TV:**  
 SOUTHERN CALIFORNIA Edison  
 144 E. WALDOBOR AVENUE  
 SAN ANTONIO, CA 92105  
 PHONE: (714) 781-4927

**SCALE: 1" = 100 FEET**

**ASSESSOR'S PARCEL NUMBERS:**

93-130-001, 943-030-012

**CODE DATA:**

CONSTRUCTION TYPE: C-1 (STALLY SPRINKLER)  
 COVERAGE: 1-1 / 1-1 / 1-1

ZONING (EXISTING/PROPOSED): SP ZONE  
 BORDO AIRMARK CENTER PLAN #713

GENERAL PLAN: CD / CR (COMMERCIAL OFFICE & COMMERCIAL RETAIL)  
 SOUTHWEST AREA PLAN

EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: COMMERCIAL OFFICE  
 COMMERCIAL RETAIL

**PROJECT DATA:**

TOTAL PROJECT SIZE	45.04 ACRES GROSS	TOTAL NO. OF PARCELS	29
SQUARE FEET	1,957,464 SQ. FT.	TOTAL NO. OF LETTERED LOTS	4
	2,041,768 SQ. FT.		

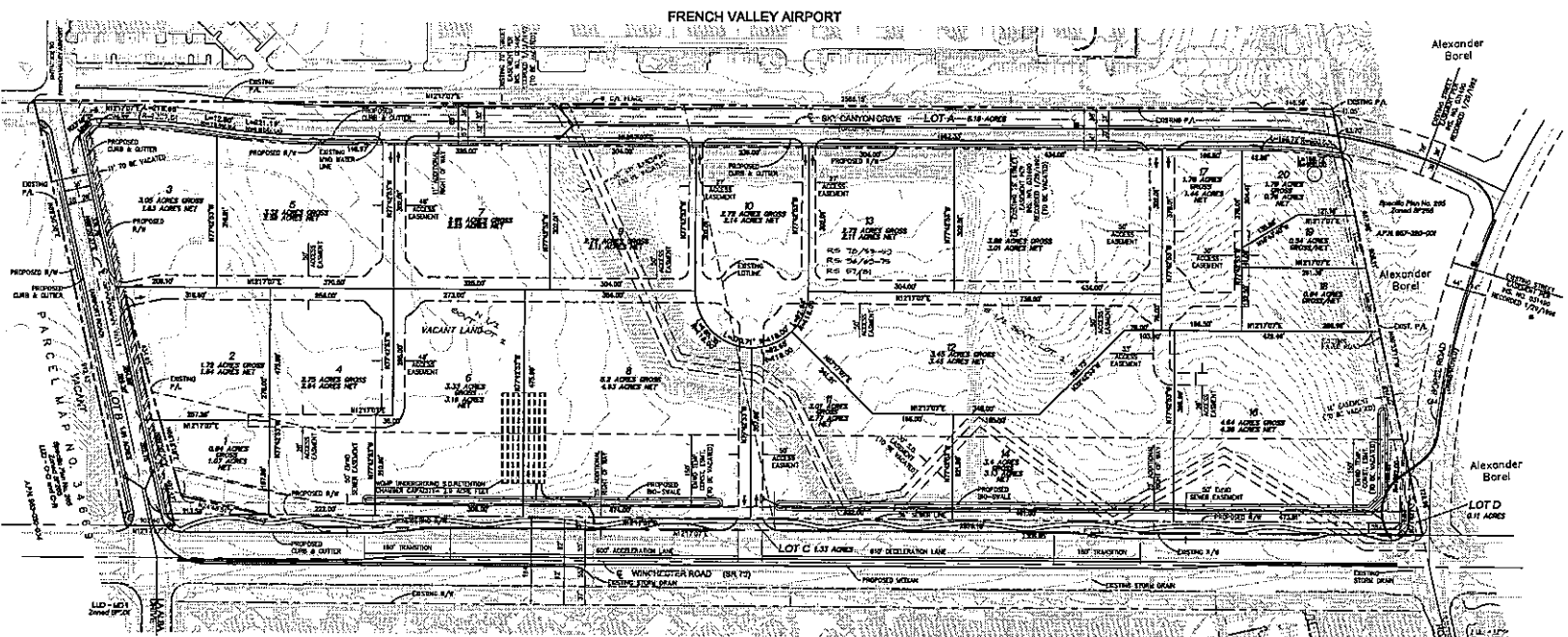
  

PARCEL	GROSS A.C.	NET A.C.	PARCEL	GROSS A.C.	NET A.C.	PARCEL	GROSS A.C.	NET A.C.
1	0.84	1.07	11	2.72	2.14	19	0.84	0.84
2	1.72	1.44	12	2.72	2.14	20	0.84	0.84
3	3.00	1.83	13	2.01	2.01	21	0.84	0.84
4	2.05	2.44	14	2.45	3.41	22	2.78	0.78
5	3.31	2.59	15	2.72	2.14	23	0.84	0.78
6	2.02	3.15	16	3.40	2.14	24	1.81	1.81
7	2.81	2.28	17	2.88	2.14	25	1.33	1.33
8	3.20	4.83	18	4.84	4.28	26	0.11	0.11

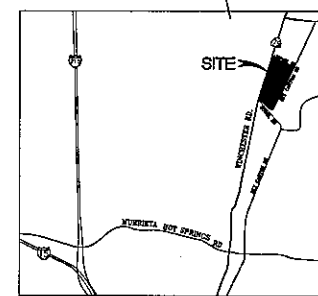
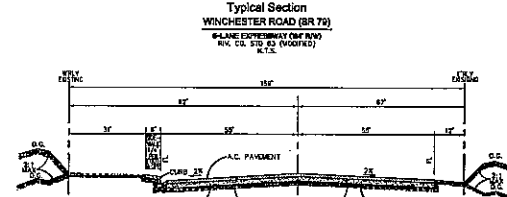
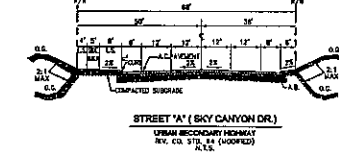
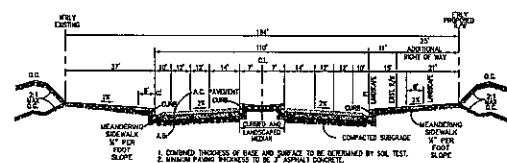
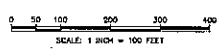
# TENTATIVE PARCEL MAP

## 35212

### COUNTY OF RIVERSIDE



TRACT NO. 24799  
 CITY OF MURRIETA  
 TRACT NO. 28460



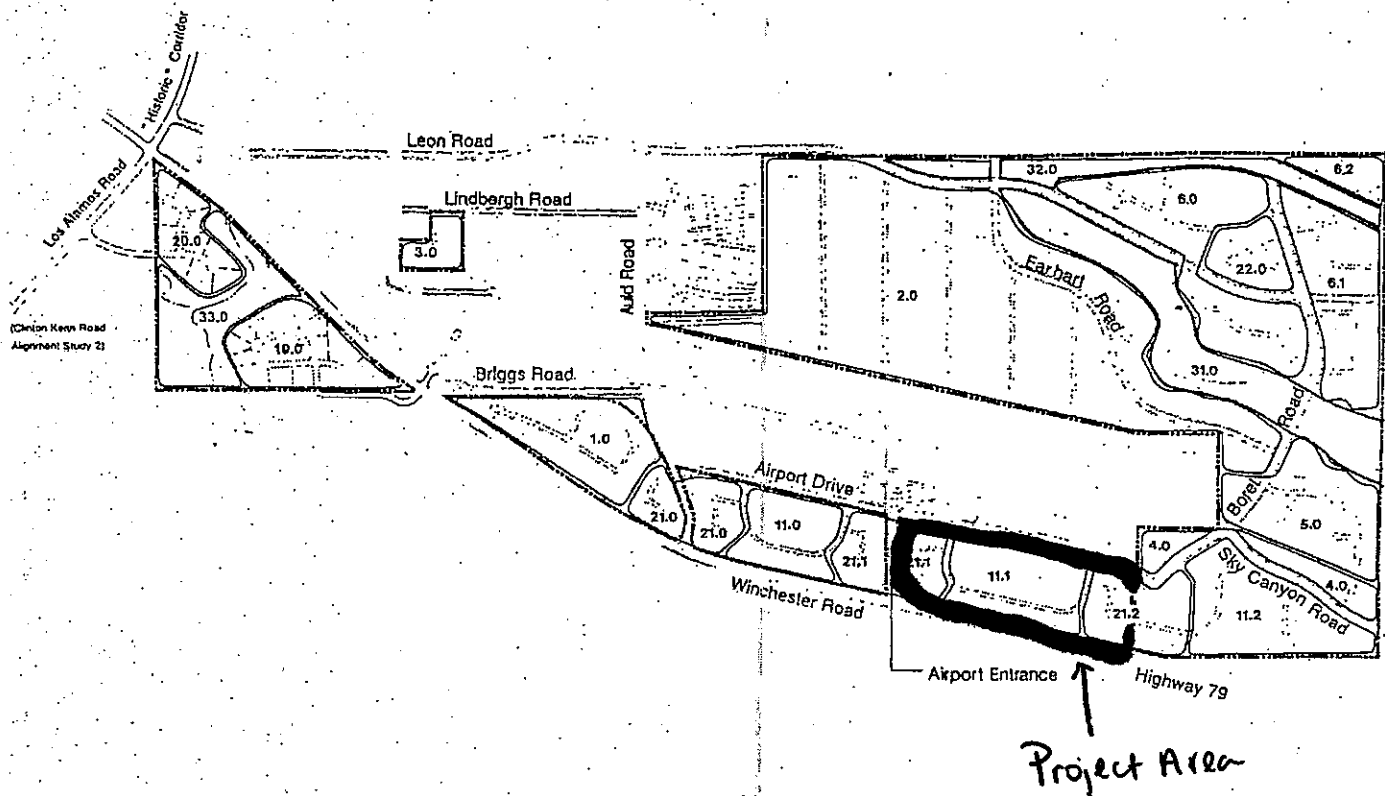
VICINITY MAP  
 Thomas Bros. Guide, Riverside Edition (2006)  
 Page 225 A-244, Section 7, Township 7S - Range 2W

AMENDED NO. 1

EXHIBIT "A" SCHEDULE "E"

KCT CONSULTANTS, INC.		DATE: APRIL 2008	
1000 W. ARNOLD AVENUE, SUITE 200, ANAHEIM, CA 92815		SCALE: 1" = 100'	
PHONE: (714) 942-1111		BENCH MARK:	
DESIGNED BY: JAC	DRAWN BY: JAC	CHECKED BY: JAC	DATE: APRIL 2008

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA		1	
TENTATIVE PARCEL MAP 35212		OF 4 SHEETS	
FOR INDUSTRIAL/COMMERCIAL USES			
APPROVED FOR: FRED A. FLETCHER			
FOR: KCT CONSULTANTS, INC.	W.D. FILE NO. 1381-01		



(Chilton Keen Road Alignment Study 2)

**BOREL AIRPARK**  
CENTER



### Specific Land Use Plan

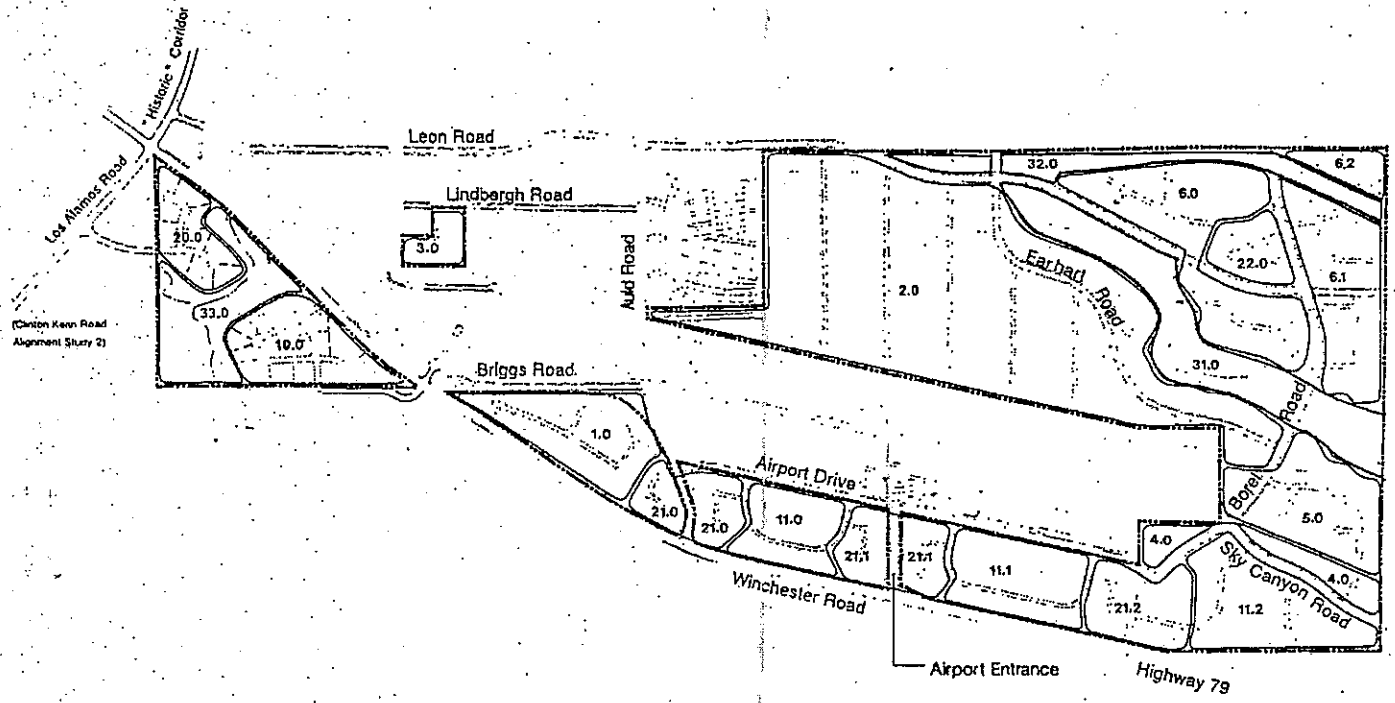
LAND USE	PLANNING AREA	GROSS ACRES	EST. BUILDING Square Footage
INDUSTRIAL PARK	1.0	34.4	420,000
INDUSTRIAL PARK	2.0	222.1	2,709,000
<b>Subtotal</b>		<b>256.5</b>	<b>3,129,000</b>
RESTRICTED LIGHT INDUSTRIAL	3.0	7.4	84,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.4	185,000
RESTRICTED LIGHT INDUSTRIAL	5.0	24.0	435,000
RESTRICTED LIGHT INDUSTRIAL	6.0	52.8	643,000
RESTRICTED LIGHT INDUSTRIAL	7.1	26.8	414,000
RESTRICTED LIGHT INDUSTRIAL	8.2	8.0	96,000
<b>Subtotal</b>		<b>159.2</b>	<b>1,767,000</b>
OFFICE PARK - HISTORIC	10.0	26.3	283,000
OFFICE PARK	11.0	21.8	231,000
OFFICE PARK	11.1	25.7	319,000
OFFICE PARK	11.2	25.0	414,000
<b>Subtotal</b>		<b>114.6</b>	<b>1,247,000</b>
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	88,200
<b>Subtotal</b>		<b>66.6</b>	<b>552,700</b>
OPEN SPACE	31.0	63.2	
M.W.D. AQUADUCT EASEMENT			
OPEN SPACE	32.0	37.2	
OPEN SPACE / HISTORIC PRESERVATION ROADS	33.0	34.4	
<b>Subtotal</b>		<b>142.3</b>	
<b>PROJECT TOTAL</b>		<b>763.4</b>	<b>6,719,000</b>

The Planning Associates  
R.H.A. Inc.

**TEC** TEMECULA  
ENGINEERING  
CONSULTANTS

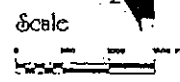
LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

Exhibit No.: 4



(Orion Keon Road Alignment Study 2)

BOREL AIRPARK CENTER



### Specific Land Use Plan

LAND USE	PLANNING AREA	GROSS ACRES	EST. BLDG. SQ. FT.
INDUSTRIAL PARK	1.0	34.4	420,000
INDUSTRIAL PARK	2.0	222.1	2,709,000
<b>Subtotal</b>		<b>266.5</b>	<b>3,129,000</b>
RESTRICTED LIGHT INDUSTRIAL	2.0	7.8	88,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.4	182,000
RESTRICTED LIGHT INDUSTRIAL	3.0	29.0	432,000
RESTRICTED LIGHT INDUSTRIAL	6.0	52.8	563,000
RESTRICTED LIGHT INDUSTRIAL	6.1	38.8	414,000
RESTRICTED LIGHT INDUSTRIAL	6.2	6.6	96,000
<b>Subtotal</b>		<b>159.2</b>	<b>1,784,000</b>
OFFICE PARK - HISTORIC	10.0	26.3	233,000
OFFICE PARK	11.0	21.8	231,000
OFFICE PARK	11.2	29.7	317,000
OFFICE PARK	11.2	38.0	418,000
<b>Subtotal</b>		<b>116.6</b>	<b>1,249,000</b>
COMMERCIAL - TOURIST	20.0	15.2	99,000
COMMERCIAL	21.0	38.6	113,000
COMMERCIAL	21.1	20.7	121,000
COMMERCIAL	21.2	20.9	127,000
COMMERCIAL	22.0	13.0	80,000
<b>Subtotal</b>		<b>83.6</b>	<b>520,000</b>
OPEN SPACE	21.0	63.2	
U.W.D. ADJUNCT EASEMENT			
OPEN SPACE	32.0	27.2	
OPEN SPACE / HISTORIC PRESERVATION ROADS	33.0	34.4	
			37.2
<b>Subtotal</b>		<b>162.5</b>	
<b>PROJECT TOTAL</b>		<b>762.4</b>	<b>6,718,000</b>

The Planning Associates  
P.H.A. Inc.

**TEC** TEMECULA ENGINEERING CONSULTANTS

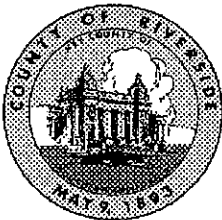
LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION CONSULTANTS

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   ORDINANCE NO. 348.

2   AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3   ORDINANCE NO. 348 RELATING TO ZONING

4  
5                 The Board of Supervisors of the County of Riverside Ordains as follows:

6                         Section 1.         Article XVIIa, Section 17.70 of Ordinance No. 348 is hereby amended in its  
7 entirety to read as follows:

8                 SECTION 17.70 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
9 265.

10                 a.         Planning Area 1.0.

11                         (1)         The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265  
12 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses  
13 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to  
14 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.  
15 and 2.; k) 2., 4., 5., 6., 7. and 8; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)  
16 and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e.  
17 shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance  
18 348 shall also include telephone exchanges and switching equipment, post offices, fire and police  
19 stations, water and gas company service facilities, parcel delivery services, and golf courses and  
20 driving ranges. The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265  
21 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those  
22 uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the  
23 Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0  
24 of Specific Plan No. 265, all uses permitted in Planning Area 1.0 shall be the same as those uses  
25 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to  
26 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.  
27 (1) and (2); k. (2), (4), (5), (6), (7) and (8); m. (1), (4) and (9); Section 11.2.b. (2), c., i., k., l., o., s., t.,  
28 u., v., w., x and y.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17);

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.

19  
20  
21  
22  
23  
24 ///

25 ///

26 ///

27 ///

28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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:

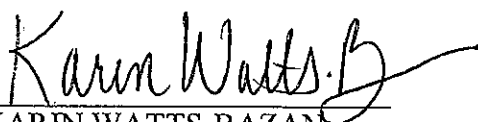
CLERK OF THE BOARD:

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**

ORDINANCE NO. 348.3603

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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Murrieta Hot Springs area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.1785, Change of Zone Case No. 5615, " which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is hereby amended by adding thereto a new Section 17.70 to read as follows:

Section 17.70 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 265.

a. Planning Area 1.0.

(1) The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses 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), (2), (7) and (8); i.(1) and (2); k.(2), (4), (5), (6), (7) and (8); m.(1), (4) and (9); 11.2.b.(2), c., i., k., l., o., s., t., u., v., w., x. and y.; 11.2.c.(2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17); and 11.2.e. shall not be permitted. In addition, the permitted uses identified under Section 11.2.b. of Ordinance No. 348 shall also include telephone

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.

25 / / /  
26 / / /  
27 / / /  
28 / / /

1 Section 3. This ordinance shall take effect thirty days after its  
2 adoption.

3 BOARD OF SUPERVISORS OF THE COUNTY  
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 ATTEST: 10-4-94

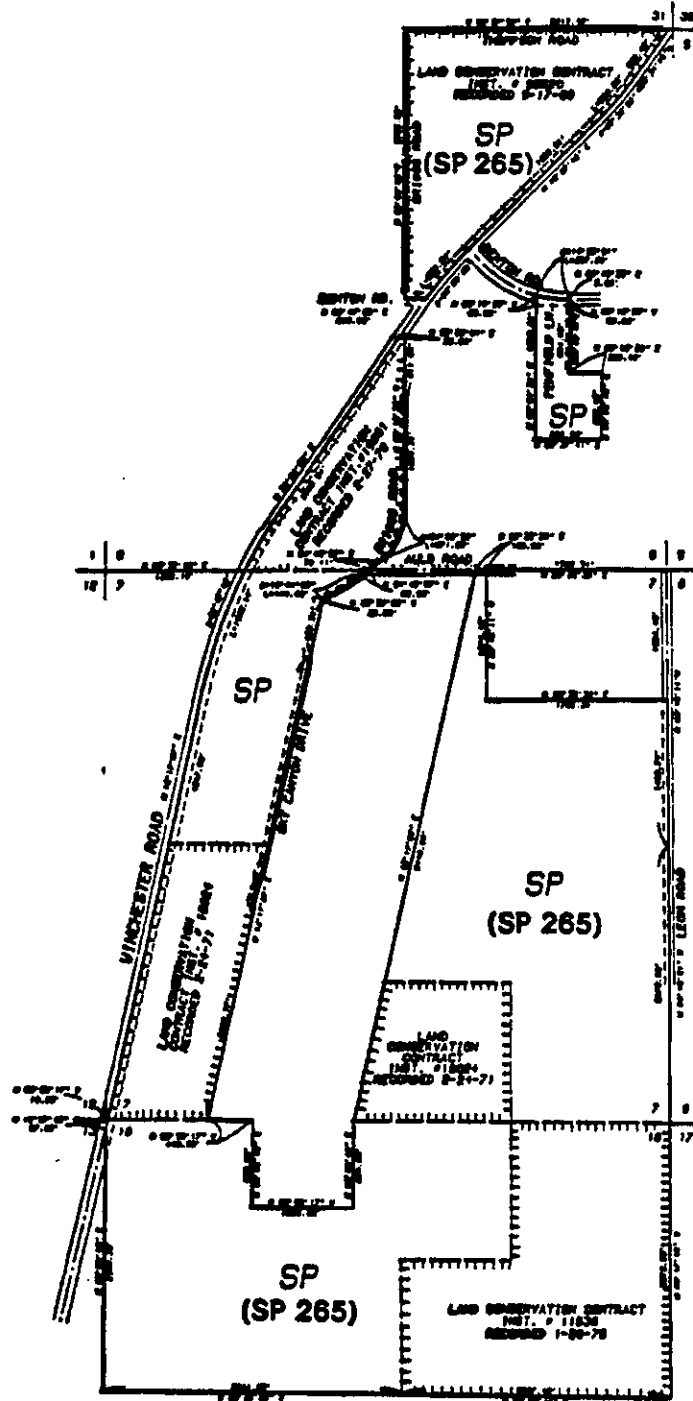
6 By *Key Cameron*  
Chairman

7 GERALD A. MALONEY  
8 Clerk of the Board

9 By *Margaret Green*  
Deputy

10  
11 (SEAL)  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

**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**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

STATE OF CALIFORNIA )  
COUNTY OF RIVERSIDE ) ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on October 4, 1994, the foregoing ordinance consisting of Three sections was adopted by the following vote:

- AYES: Supervisors Cenicerros, Dunlap, Larson, Younglove
- NOES: Supervisor Buster
- ABSENT: None

DATE: October 4, 1994

(Seal)

BY:

GERALD A. MALONEY  
Clerk of the Board  
*Susan [Signature]*  
Deputy

Item 3.23b

# 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, 9<sup>th</sup> 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**

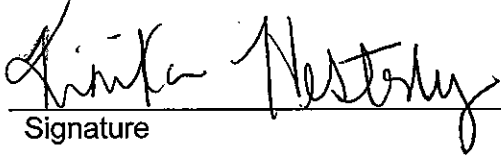
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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-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.

<b>2. Mt. Palomar Observatory</b>	<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?				

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

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

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
<b>5. Forest</b>				
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.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
<b>8. Historic Resources</b>	<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
--------------------------------	--	------------------------------	-----------

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
<b>9. Archaeological Resources</b>	<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
<b>10. Paleontological Resources</b>	<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
--------------------------------	--	------------------------------	-----------

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

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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.

<b>12. Liquefaction Potential Zone</b>	<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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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.

<b>18. Soils</b>	<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 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
--------------------------------	--	------------------------------	-----------

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.

<b>19. Erosion</b>	<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.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<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
--------------------------------	--	------------------------------	-----------

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.

<b>23. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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

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

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
--------------------------------	--	------------------------------	-----------

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       U - Generally Unsuitable       R - Restricted

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

b) Changes in absorption rates or the rate and amount



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

<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>	<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
--------------------------------	--	------------------------------	-----------

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
<b>28. Planning</b>	<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 Ares 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

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

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

**29. Mineral Resources**

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?

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"

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
--------------------------------	--	------------------------------	-----------

project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

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

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

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

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**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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  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, Riverside County Airport Land Use Compatibility Plan table 3A "Compatibility Zone factors"

Findings of Fact:

a) 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

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

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.

<b>31. Railroad Noise</b>	<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", 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.

<b>32. Highway Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

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.

<b>33. Other Noise</b>	<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 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
<b>34. Noise Effects on or by the Project</b>	<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.

<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>	<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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------	--------------------------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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 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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

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"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

b) Result in inadequate parking capacity?

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

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

e) Alter waterborne, rail or air traffic?

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

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

h) Cause an effect upon circulation during the project's construction?

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

i) Result in inadequate emergency access or access to nearby uses?

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

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>45. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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
--------------------------------	--	------------------------------	-----------

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?

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:

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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

h) Conflict with adopted energy conservation plans?

Source: RCIP

Findings of Fact:

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

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?

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)?

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

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.

<b>51.</b> 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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
--------------------------------------	--	---------------------------------------	--------------

---

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



07/12/10  
08:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

## 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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

## 10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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.



PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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](http://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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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 herin 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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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



PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

10.PLANNING. 23 MAP - GEO02047 (cont.)

RECOMMND

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

10.PLANNING. 24 MAP - Prohibited Uses (cont.)

RECOMMND

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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 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.

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.



PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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



PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

10. GENERAL CONDITIONS

10.TRANS. 1                    MAP - TS/CONDITIONS (cont.) (cont.)                    RECOMMND

service.

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 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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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."

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.



PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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."

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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,



07/12/10  
08:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 41

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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,

07/12/10  
08:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 42

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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,

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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.



PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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.)

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

50. PRIOR TO MAP RECORDATION

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.

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.

07/12/10  
08:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 54

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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

PARCEL MAP Parcel Map #: PM35212

Parcel: 963-030-003

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.



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.

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.

07/12/10  
08:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 64

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.

07/12/10  
08:16

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 67

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](mailto: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., 9<sup>th</sup> Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://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

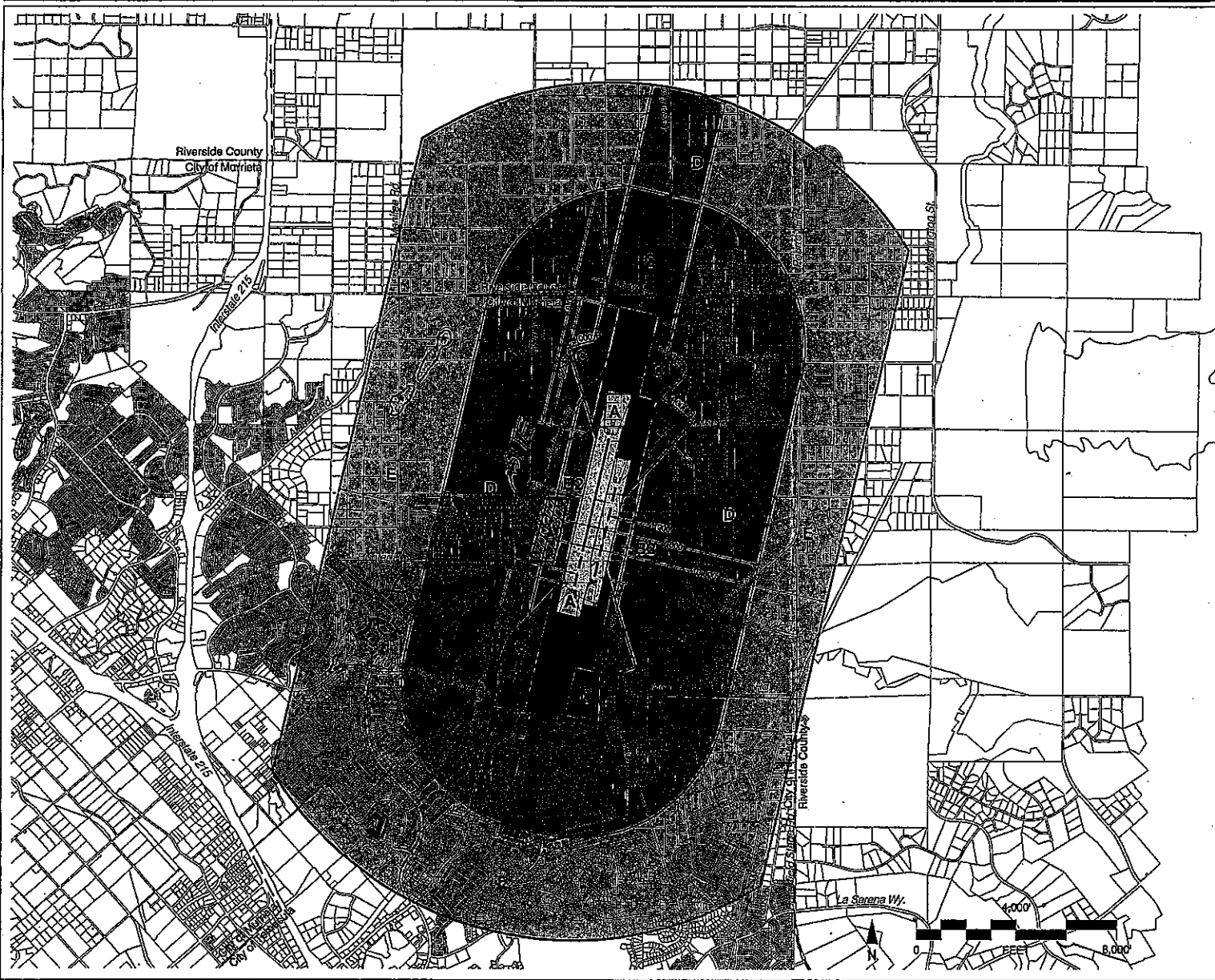
cc: ALUC Staff  
Fred J. Fleming (Fleming Family LP/Bel Air Family LP)  
H. G. Fenton Development Co. LLC – Attn.: Karen Ruggels or Allen Jones  
Riverside County EDA – Aviation Division (Attn.: Chad Davies)

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





**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone 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.

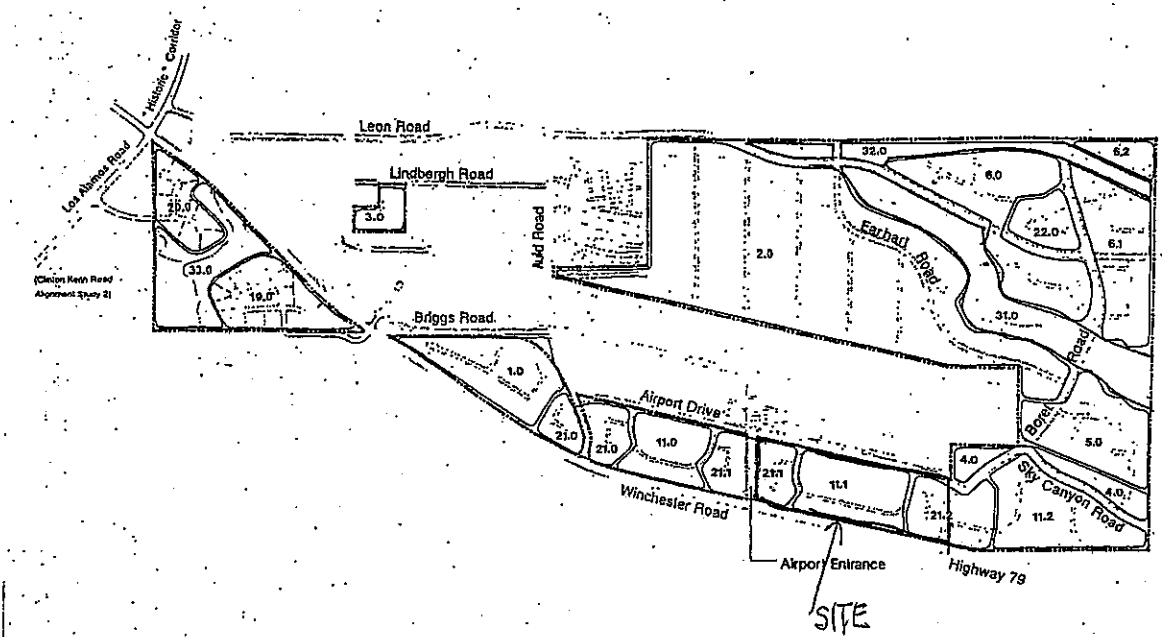
**Riverside County**  
**Airport Land Use Commission**  
**Riverside County**  
**Airport Land Use Compatibility Plan**  
**Policy Document**  
 (Adopted October 2007)

Map FV-1

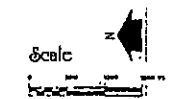
**Compatibility Map**  
**French Valley Airport**

P:\C\O\Map\FV-CompMap\Bldg.dwg Jan 20, 2005 - 10:13:00

Specific Land Use Plan



BOREL AIRPARK CENTER



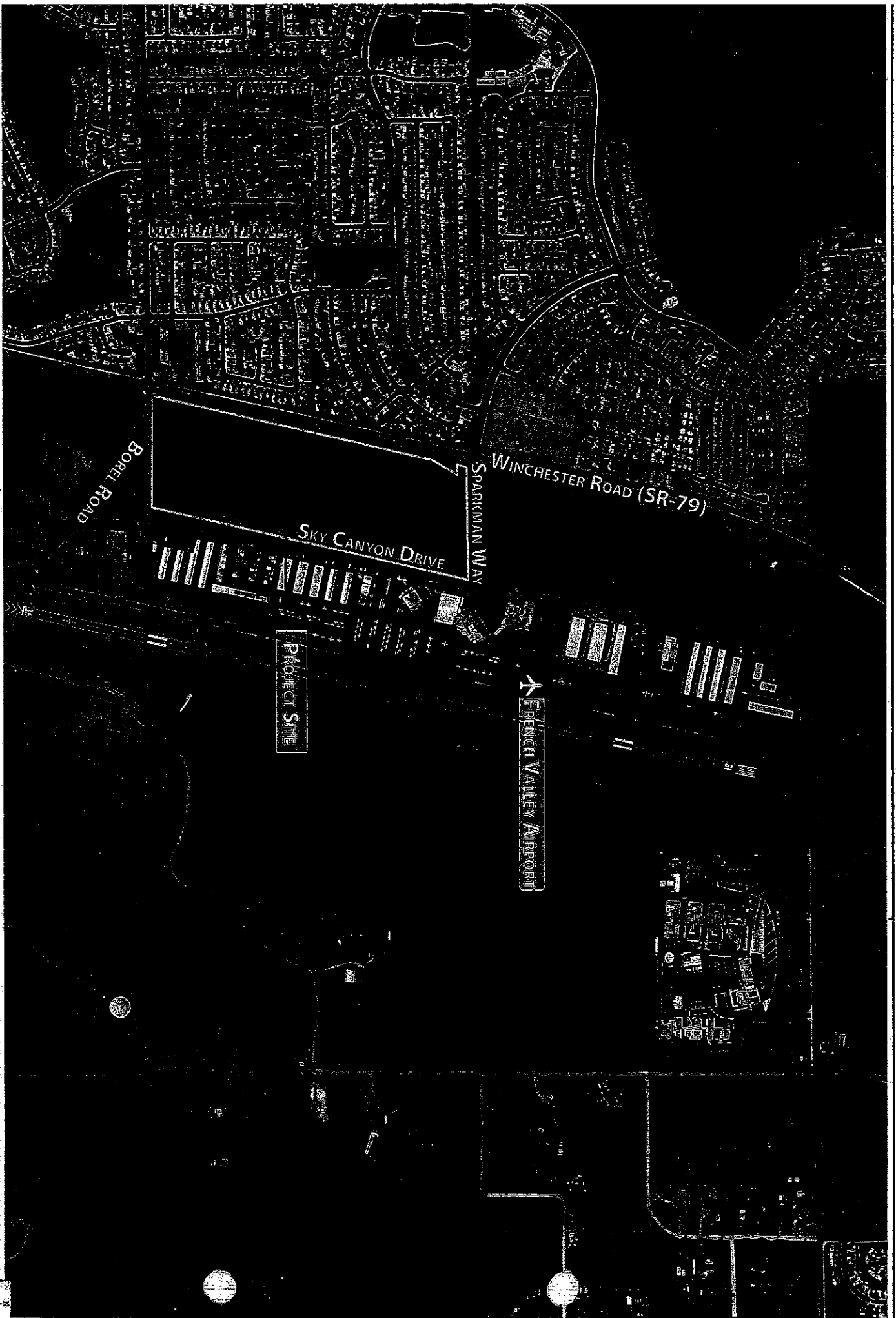
LAND USE	PLANNING AREA	GROSS ACRES	EST. BLDG. AREA
INDUSTRIAL PARK	1.0	34.4	470,000
INDUSTRIAL PARK	2.0	822.7	2,700,000
<b>Subtotal</b>		<b>266.3</b>	<b>3,170,000</b>
RESTRICTED LIGHT INDUSTRIAL	2.0	7.0	88,000
RESTRICTED LIGHT INDUSTRIAL	4.0	15.4	181,000
RESTRICTED LIGHT INDUSTRIAL	3.0	24.0	420,000
RESTRICTED LIGHT INDUSTRIAL	4.0	12.8	563,000
RESTRICTED LIGHT INDUSTRIAL	6.1	38.0	414,000
RESTRICTED LIGHT INDUSTRIAL	1.2	3.1	84,000
<b>Subtotal</b>		<b>132.2</b>	<b>1,742,000</b>
OFFICE PARK - HISTORIC	10.6	25.3	285,000
OFFICE PARK	11.5	24.8	281,000
OFFICE PARK	11.1	21.7	210,000
OFFICE PARK	11.2	26.0	448,000
<b>Subtotal</b>		<b>44.4</b>	<b>1,224,000</b>
COMMERCIAL - TOURIST	20.0	11.2	59,000
COMMERCIAL	21.0	16.5	113,000
COMMERCIAL	21.1	20.3	131,000
COMMERCIAL	31.2	20.0	127,000
COMMERCIAL	22.0	13.2	81,000
<b>Subtotal</b>		<b>88.8</b>	<b>511,000</b>
OPEN SPACE		31.0	63.0
MIXED QUADRUANT			
CASINERY			
OPEN SPACE		33.0	37.0
OPEN SPACE / HISTORIC PRESERVATION			
<b>Subtotal</b>		<b>64.0</b>	<b>100,000</b>
<b>PROJECT TOTAL</b>		<b>723.2</b>	<b>6,717,000</b>

The Planning Associates  
R.H.A. Inc.

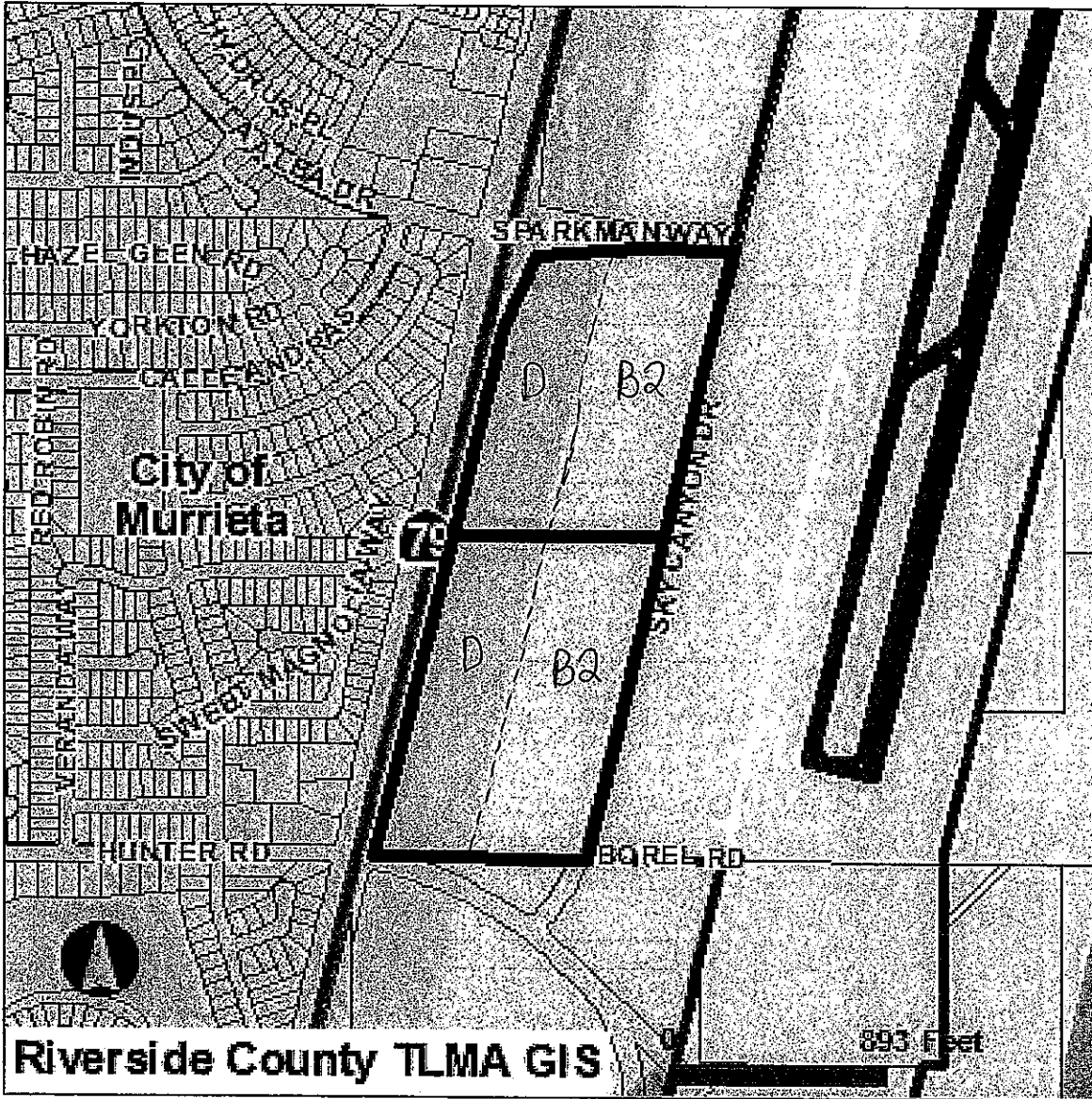
TEC ENGINEERING CONSULTANTS

LAND PLANNING • CIVIL ENGINEERING • CONSTRUCTION MANAGEMENT

Exhibit No.: 4



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

NEWCASTLERD

CALLEANDRAS

PLYMOUTH 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
- Arterial Street
- Collector Street
- Residential Street

Runways

Runway Status

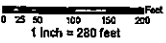
- EXISTING
- PROPOSED
- FrenchValleyParcels121709
- Parcels

TLMA.AIRPORT\_COMPATIBILITY

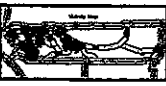
ZONES

- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- AIRPORTS

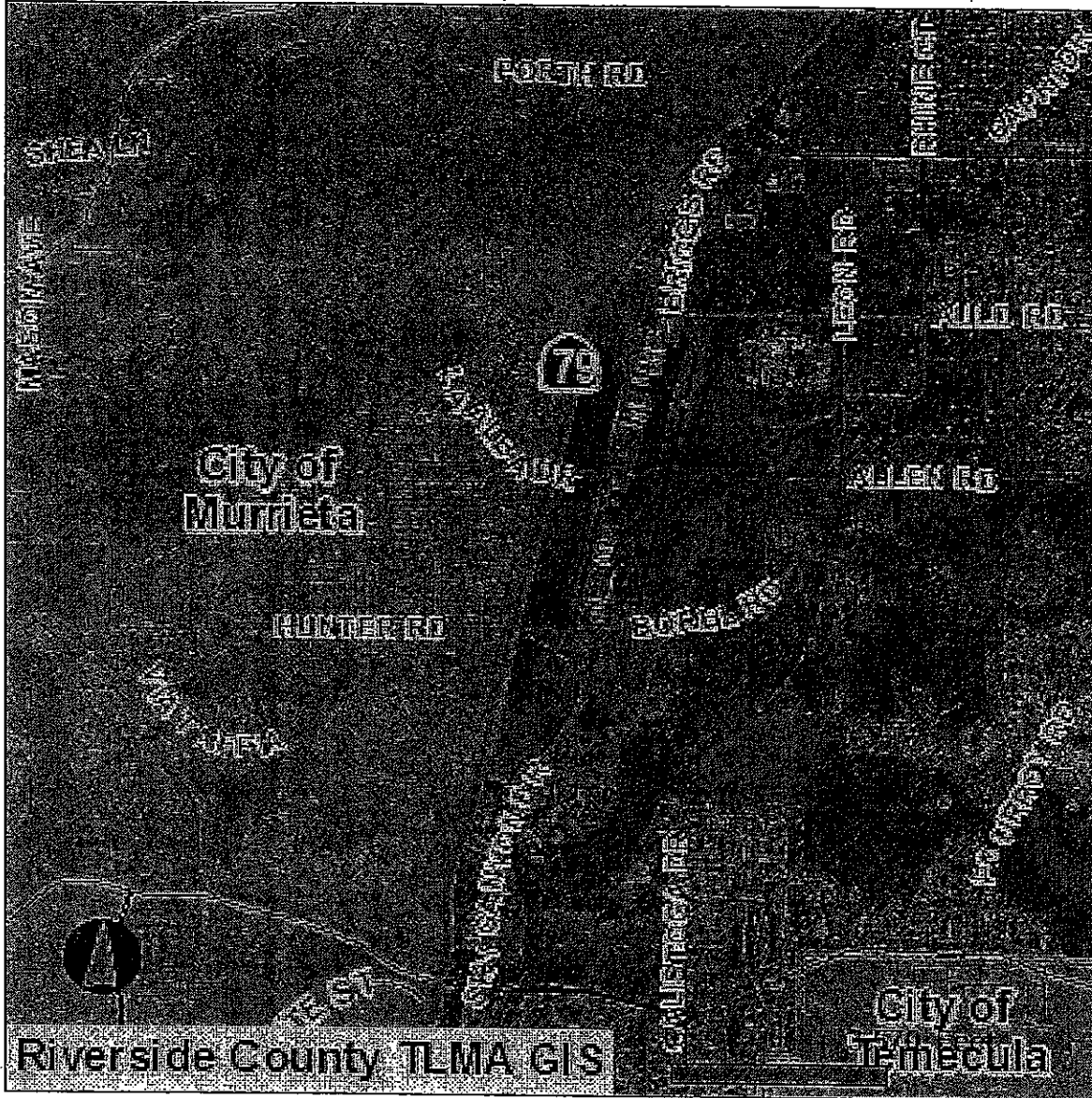
For Internal Review  
Purposes Only



Map Data  
Map Data  
Map Data



RIVERSIDE COUNTY GIS

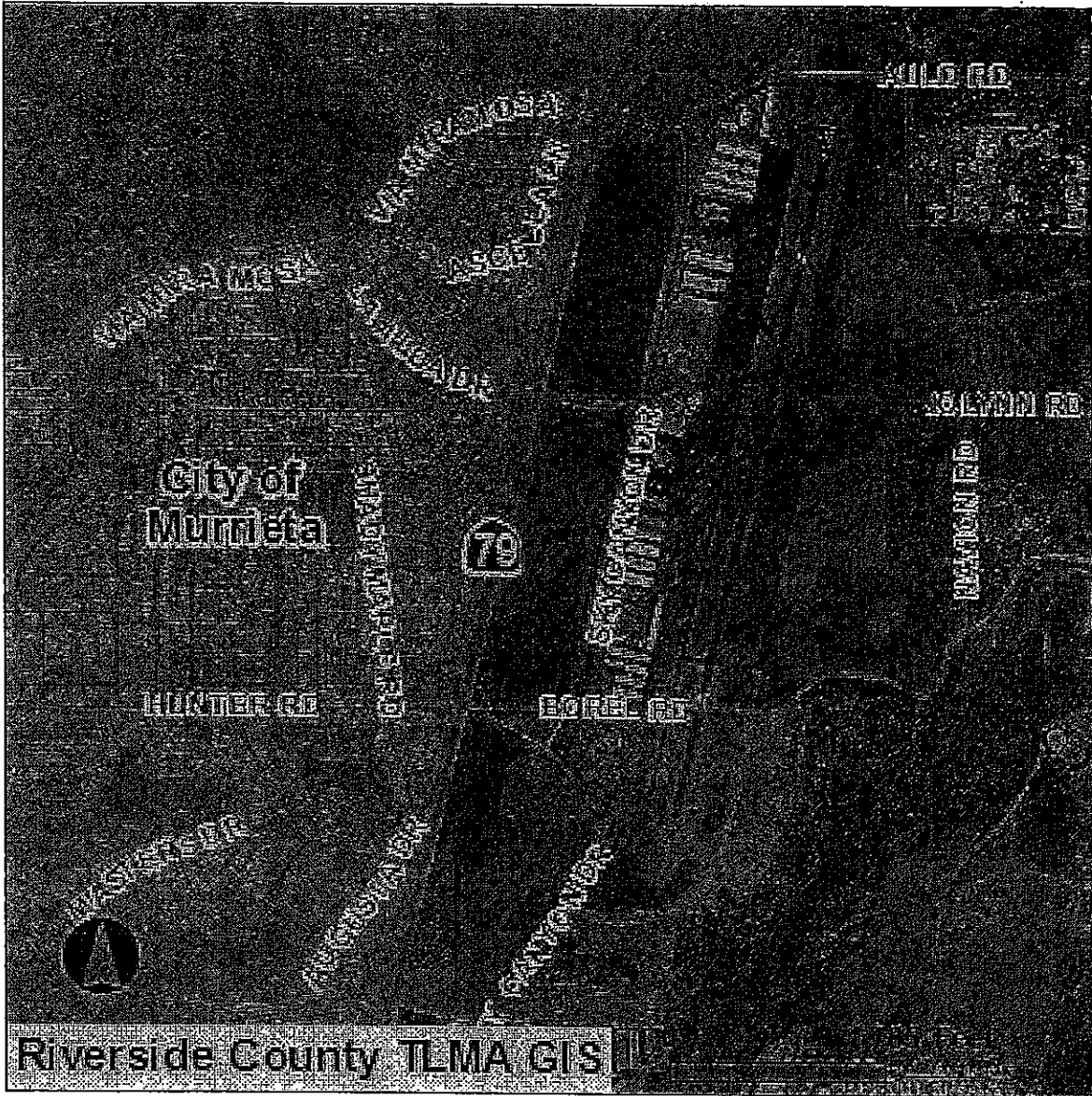


Selected parcel(s):  
963-030-002 963-030-003

**\*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.

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.

# RIVERSIDE COUNTY GIS



**Selected parcel(s):**  
963-030-002 963-030-003

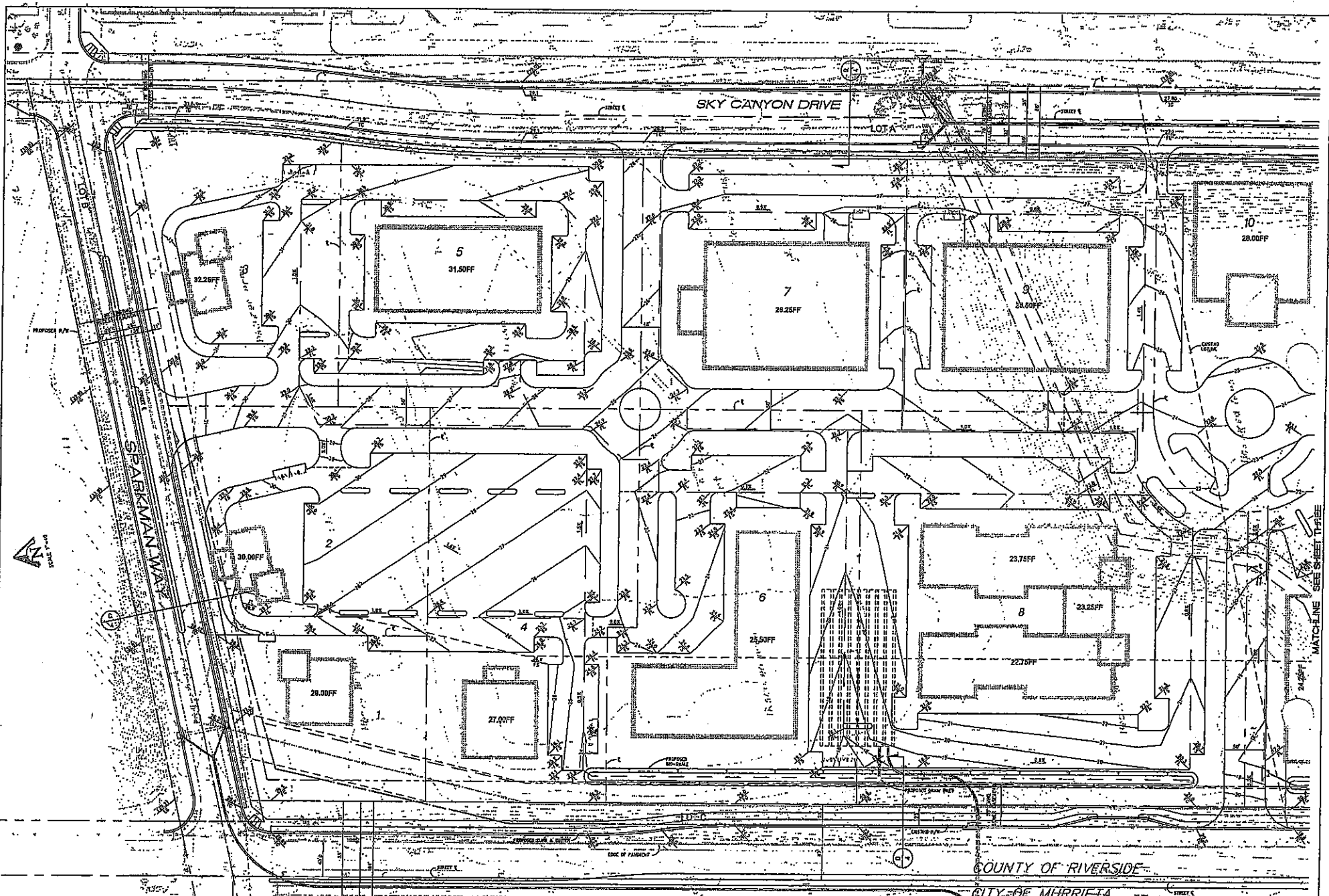
**\*IMPORTANT\***

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 16:25:27 2009



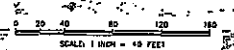




MATCHLINE SEE SHEET THREE

WINCHESTER ROAD (SR-79)

COUNTY OF RIVERSIDE  
CITY OF MURRIETA



NO.	REVISION	DATE	BY	CHKD.

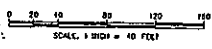
**RCT CONSULTANTS, INC.**  
 Civil Engineer - Surveyor - Planner  
 11000 N. GARDEN AVENUE, SUITE 100  
 GARDEN GROVE, CALIFORNIA 92640  
 PHONE: (714) 646-1100  
 FAX: (714) 646-1101

<p>WITH THE COUNTY OF RIVERSIDE                  COUNTY OF RIVERSIDE  <b>TENTATIVE PARCEL MAP 05212</b>  <b>CONCEPTUAL CRODING PLAN</b>                  FOR ILLUSTRATIVE PURPOSES ONLY                  PREPARED BY RCT CONSULTANTS, INC.                  APRIL 2008</p>	<p>2                  OF 4 SHEETS</p>
<p>FOR: H.C. FORD COMPANY</p>	<p>SCALE NO: 1331-01</p>

SKY CANYON DRIVE

BOREL ROAD  
(UNIMPROVED)

MATCHLINE SEE SHEET TWO



COUNTY OF RIVERSIDE  
CITY OF MURRIETA

WINCHESTER ROAD (SR 79)

NO.	REVISION	DATE



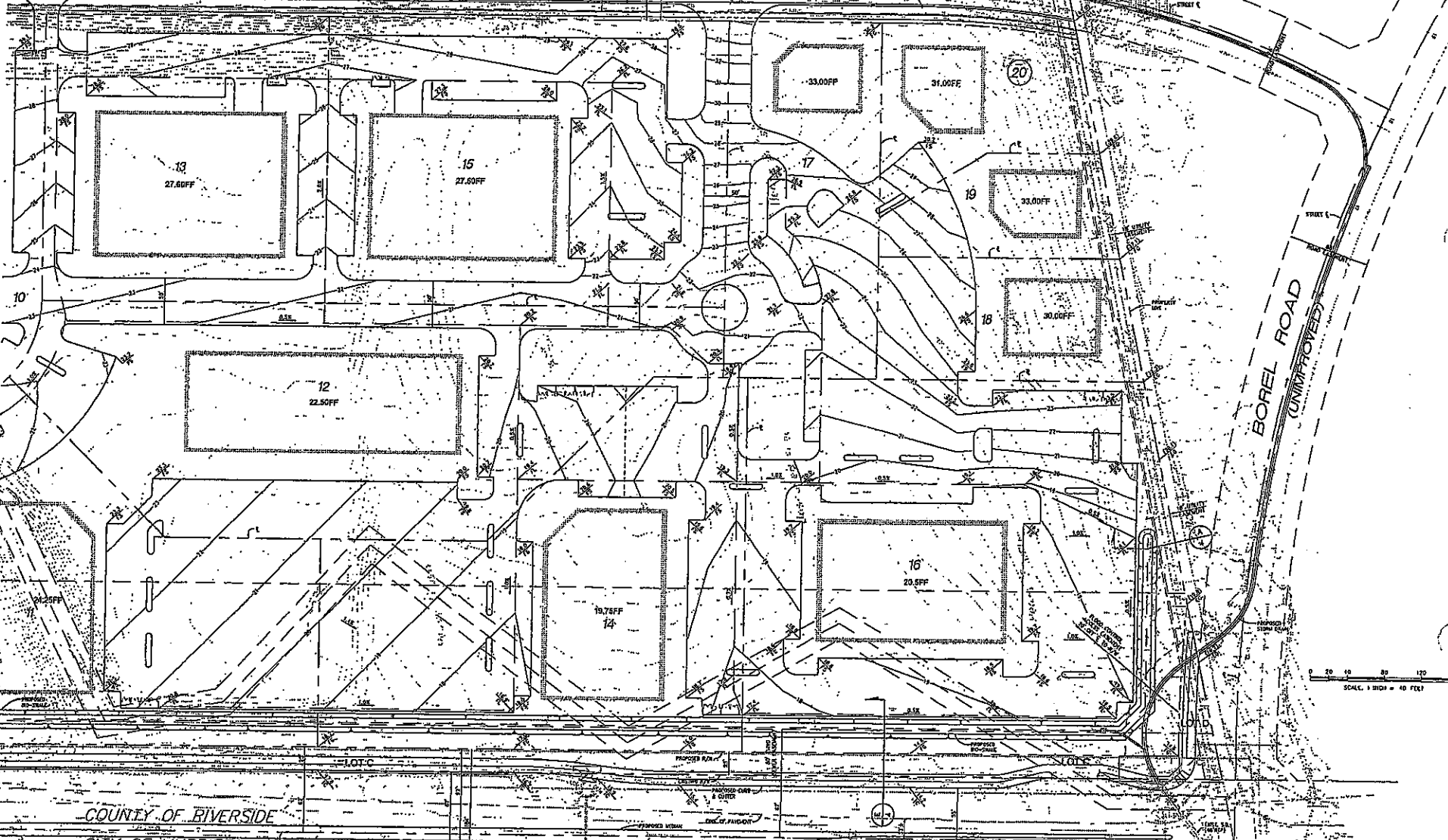
16166 GARDENVIEW AVENUE  
 SUITE 200  
 RIVERSIDE, CALIFORNIA 92504  
 TEL: (951) 514-1100  
 FAX: (951) 514-1101  
 WWW.KCI-CALIFORNIA.COM

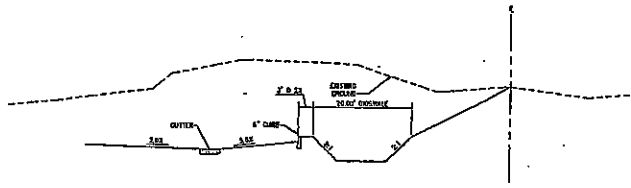
**TENTATIVE PARCEL MAP 85212**  
**CONCEPTUAL GRADING PLAN**  
 FOR ILLUSTRATIVE PURPOSES ONLY

SHEET NO. 3  
 OF 4 SHEETS

FOR: M. G. TERNON COMPANY  
 M.G. FILE NO. 1381-01

DESIGNED BY: [ ] CHECKED BY: [ ] DATE: 2/26/2003  
 DRAWN BY: [ ] DATE: [ ]

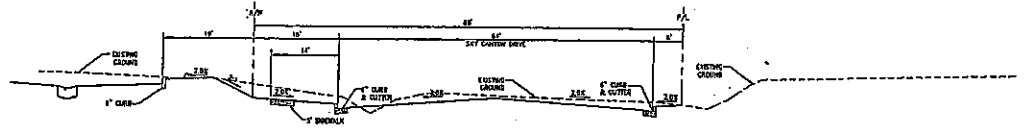




SECTION

SCALE 1"=10'

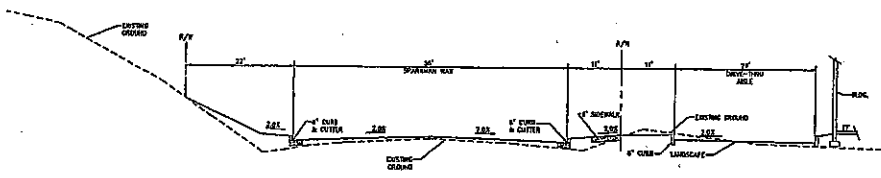
A



SECTION

SCALE 1"=10'

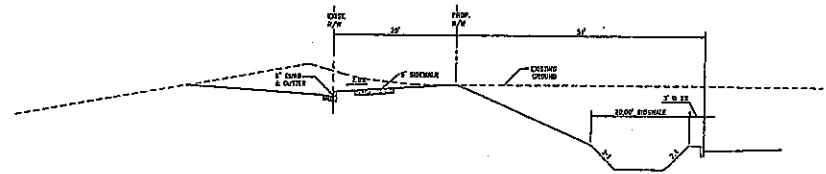
B



SECTION

SCALE 1"=10'

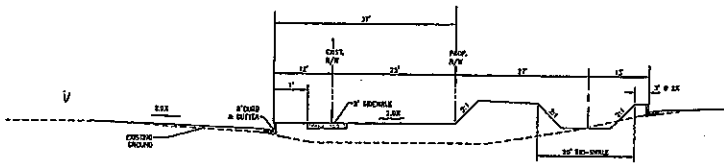
C



SECTION

SCALE 1"=10'

D



SECTION

SCALE 1"=10'

E

<p><b>KCF CONSULTANTS, INC.</b>          04 Engineers - Surveyors - Planners          1000 N. 10th Street, Suite 100          Phoenix, AZ 85006          (602) 944-1100          www.kcfconsultants.com</p>		<p>WWW.COUNTY OF IMPERIAL          CLERK OF SUPERIOR COURT  <b>TENTATIVE PARCEL MAP 05212</b>  <b>CONCEPTUAL GRADING PLAN</b>          FOR LUMINATE PURPOSES ONLY</p>		<p>4          OF 4 SHEETS</p>
<p>SCALE: H.P.S.          BENCH MARK</p>	<p>DATE: APRIL 2008</p>	<p>DESIGNED BY: [blank]          CHECKED BY: [blank]          DIVISION BY: [blank]</p>	<p>FOR: H.G. FENSON COMPANY</p>	<p>BLD.G.P.C. NO. 1281-D1</p>

**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., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

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

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 ORDINANCE NO. 348.

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

3 ORDINANCE NO. 348 RELATING TO ZONING

4  
5 The Board of Supervisors of the County of Riverside Ordains as follows:

6 Section 1. Article XVIIa, Section 17.70 of Ordinance No. 348 is hereby amended in its  
7 entirety to read as follows:

8 SECTION 17.70 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
9 265.

10 a. Planning Area 1.0.

11 (1) The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265  
12 not within an agricultural preserve or under a Williamson Act contract shall be the same as those uses  
13 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to  
14 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.  
15 and 2.; k) 2., 4., 5., 6., 7. and 8; m) 1., 4. and 9.; Section 11.2.b. (2) c), i), k), l), o), s), t), u), v), w), x)  
16 and y); Section 11.2.c. 2), 3), 6), 7), 8), 9), 10), 11), 13), 14), 15), 16) and 17); and Section 11.2.e.  
17 shall not be permitted. In addition, the permitted uses identified under section 11.2.b. of Ordinance  
18 348 shall also include telephone exchanges and switching equipment, post offices, fire and police  
19 stations, water and gas company service facilities, parcel delivery services, and golf courses and  
20 driving ranges. The uses permitted in those portions of Planning Area 1.0 of Specific Plan No. 265  
21 that are within an agricultural preserve or under a Williamson Act contract shall be the same as those  
22 uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. Upon expiration of the  
23 Williamson Act contract and total diminishment of the agricultural preserve within Planning Area 1.0  
24 of Specific Plan No. 265, all uses permitted in Planning Area 1.0 shall be the same as those uses  
25 permitted in Article XI, Section 11.2 of Ordinance No. 348, except that the uses permitted pursuant to  
26 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.  
27 (1) and (2); k. (2), (4), (5), (6), (7) and (8); m. (1), (4) and (9); Section 11.2.b. (2), c., i., k., l., o., s., t.,  
28 u., v., w., x and y.; Section 11.2.c. (2), (3), (6), (7), (8), (9), (10), (11), (13), (14), (15), (16) and (17);

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.

19  
20  
21  
22  
23  
24 ///  
25 ///  
26 ///  
27 ///  
28 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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  
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**

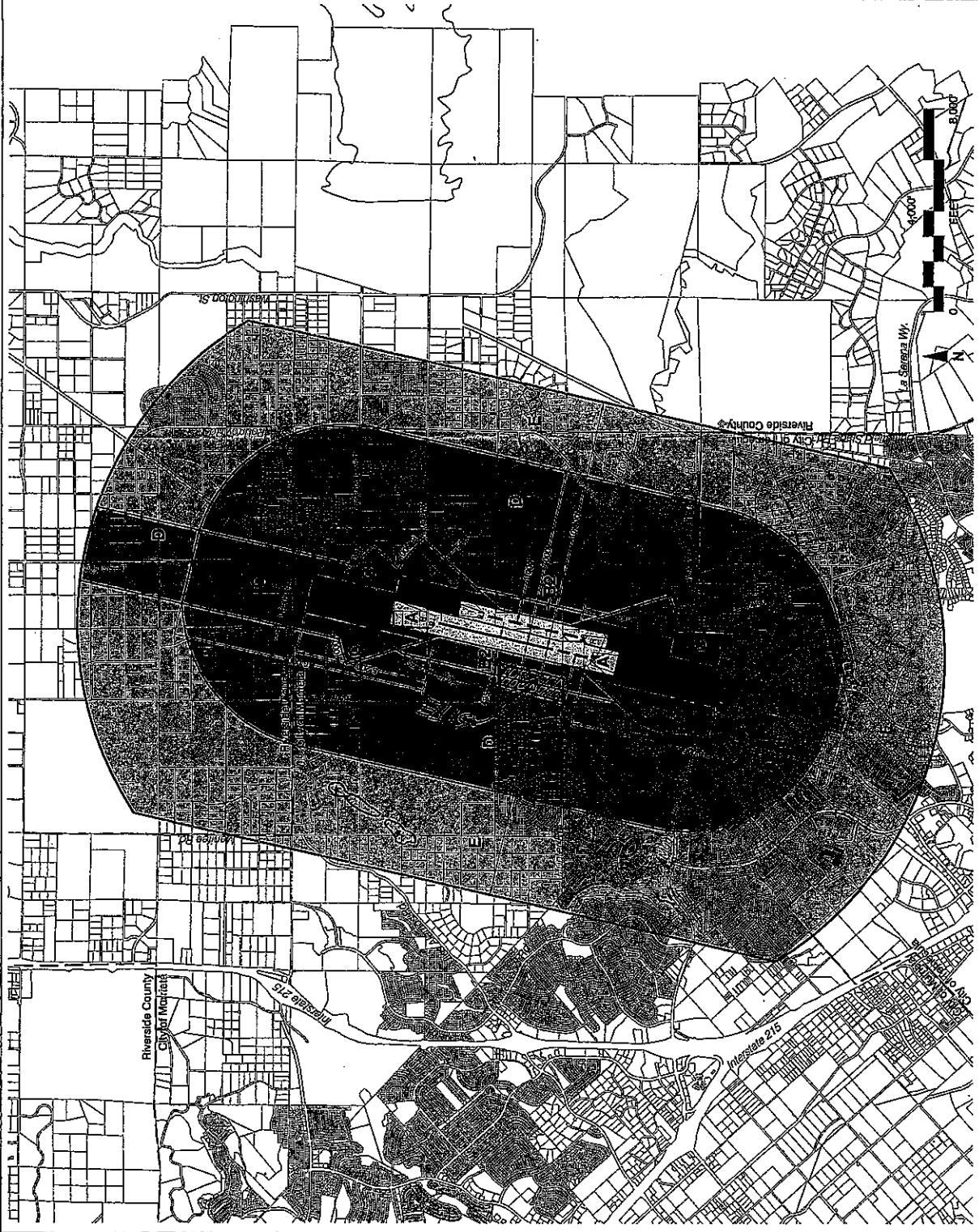
Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

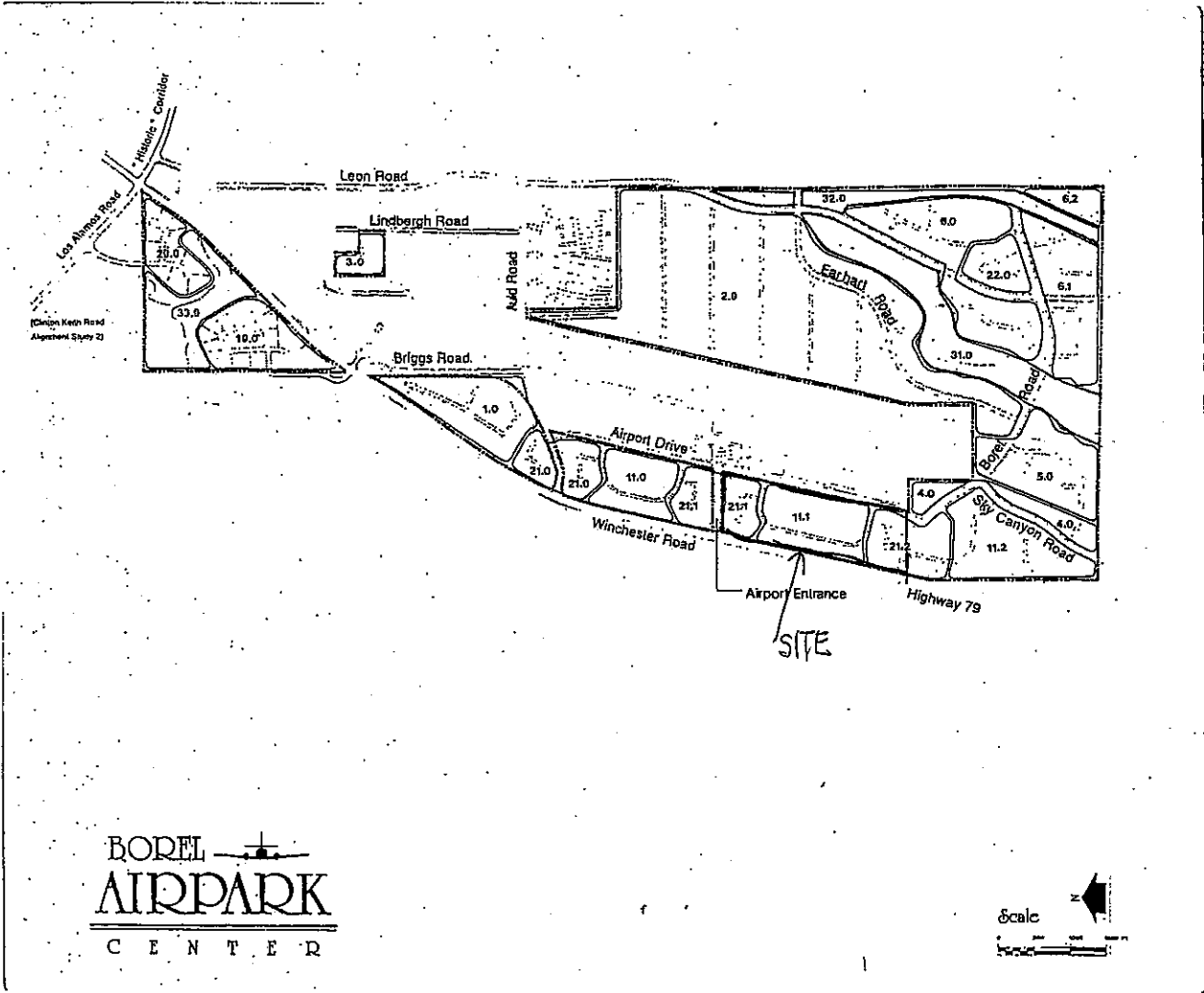
See Chapter 2, Table 2A for compatibility criteria associated with this map.

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





### Specific Land Use Plan

LAND USE	PLANNING AREA	GROSS ACRES	EST. BLDG/ACR Square Footing
INDUSTRIAL PARK	1.6	34.4	420,000
INDUSTRIAL PARK	2.0	222.1	2,750,000
<b>Subtotal</b>		<b>236.5</b>	<b>3,170,000</b>
RESTRICTED LIGHT INDUSTRIAL	3.0	7.2	88,000
RESTRICTED LIGHT INDUSTRIAL	4.0	12.4	151,000
RESTRICTED LIGHT INDUSTRIAL	3.0	29.0	353,000
RESTRICTED LIGHT INDUSTRIAL	8.0	22.8	283,000
RESTRICTED LIGHT INDUSTRIAL	6.1	31.8	394,000
RESTRICTED LIGHT INDUSTRIAL	6.2	8.0	98,000
<b>Subtotal</b>		<b>118.2</b>	<b>1,767,000</b>
OFFICE PARK - HISTORIC	10.0	24.3	298,000
OFFICE PARK	11.0	24.1	298,000
OFFICE PARK	11.1	25.7	317,000
OFFICE PARK	11.2	26.0	324,000
<b>Subtotal</b>		<b>118.4</b>	<b>1,447,000</b>
COMMERCIAL - TOURIST	20.0	15.2	18,000
COMMERCIAL	21.0	16.1	19,000
COMMERCIAL	21.1	20.7	25,000
COMMERCIAL	21.2	23.8	29,000
COMMERCIAL	22.0	13.2	16,000
<b>Subtotal</b>		<b>88.3</b>	<b>107,000</b>
OPEN SPACE	31.0	63.2	
W.W.S. AQUADUCT			
EASEMENT			
OPEN SPACE	33.0	27.2	
OPEN SPACE	33.0	34.4	
HISTORIC PRESERVATION			
ROADS		21.2	
<b>Subtotal</b>		<b>182.3</b>	
<b>PROJECT TOTAL</b>		<b>723.4</b>	<b>6,719,000</b>

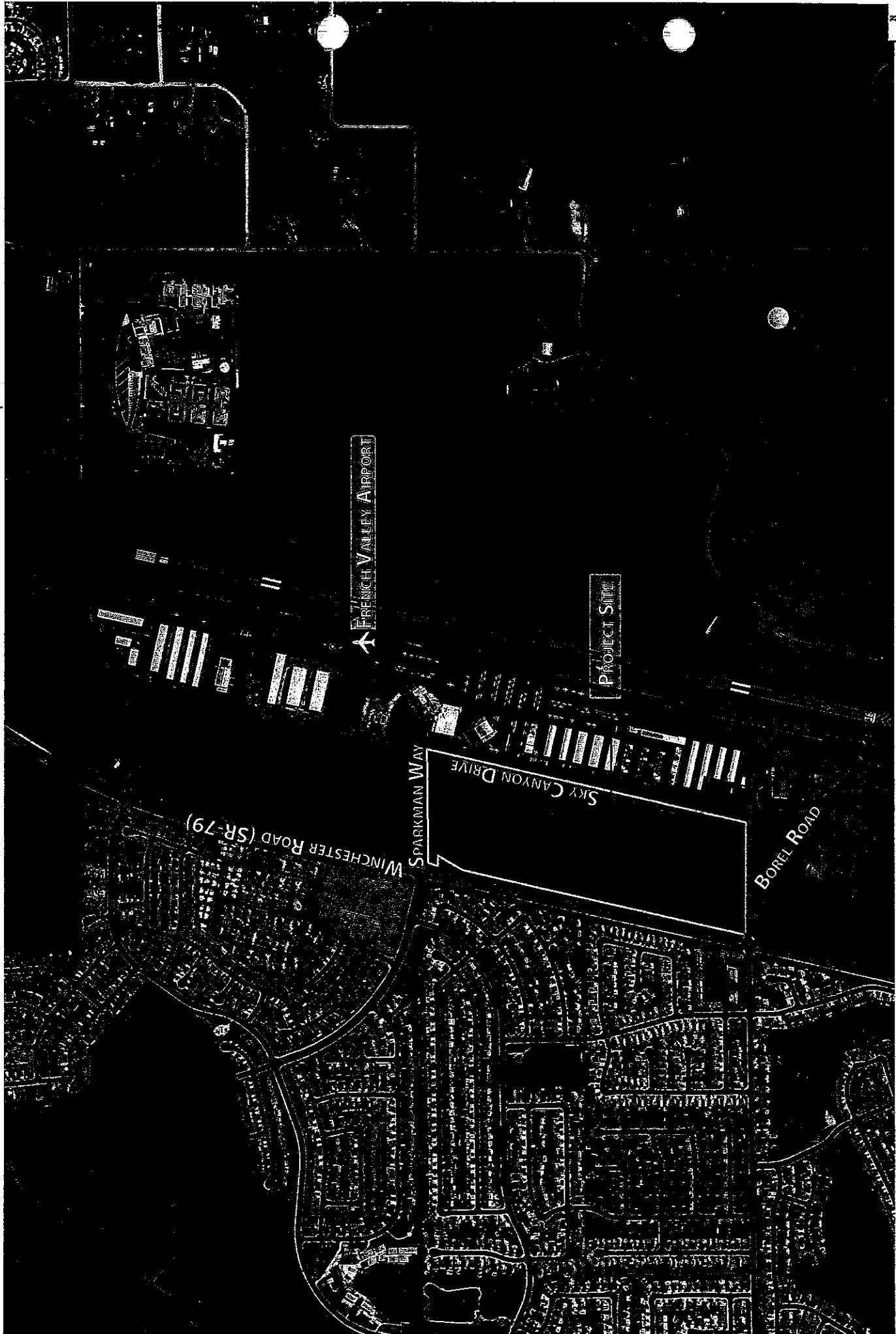
The Planning Associates  
R.H.A. Inc.

**TEC** TEMECULA ENGINEERING & CONSULTANTS  
LAND PLANNING • CIVIL ENGINEERING • INFRASTRUCTURE CONSULTANTS

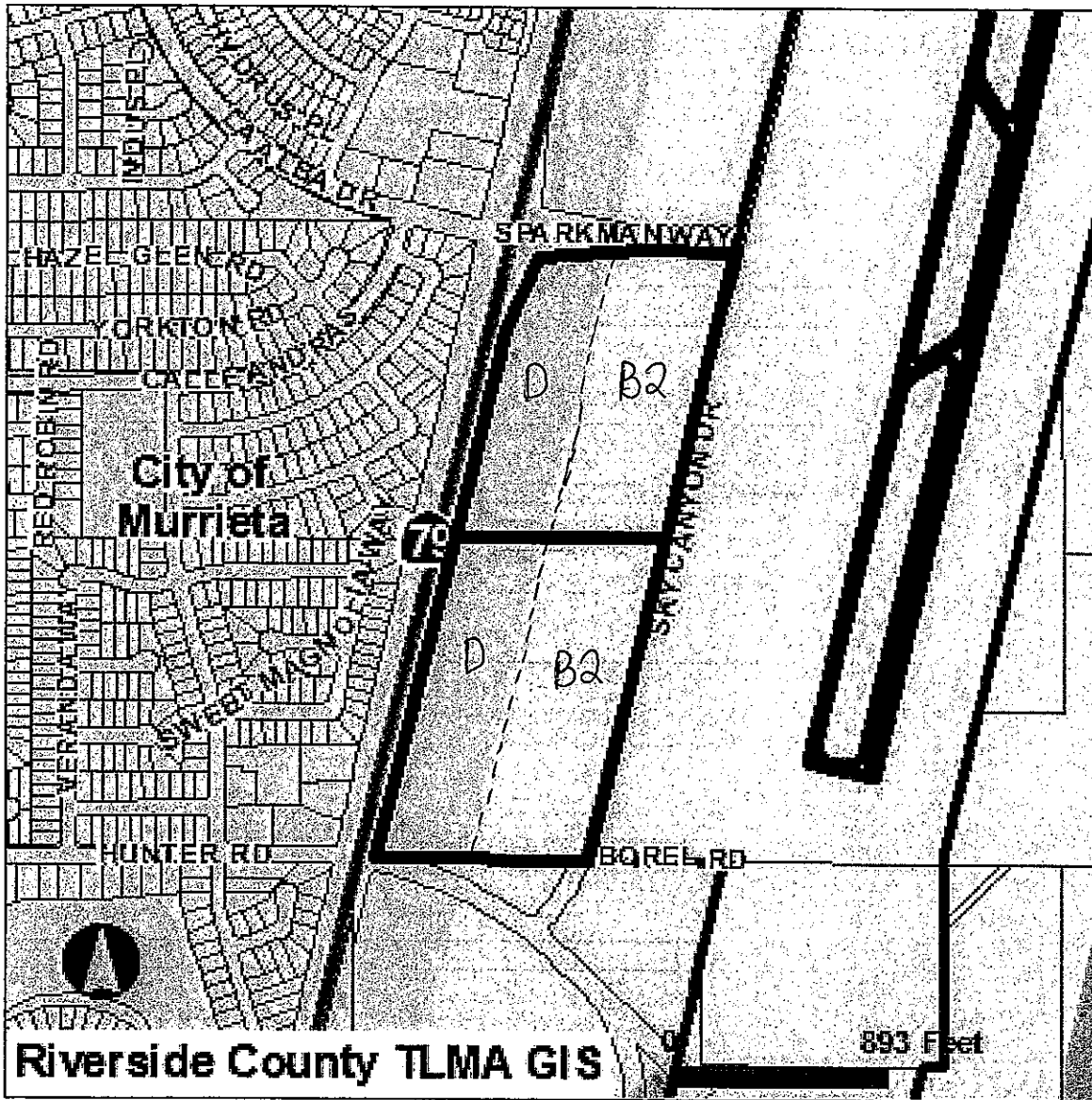
Exhibit No: 4



PM35212  
2007



RIVERSIDE COUNTY GIS



Selected parcel(s):  
963-030-002 963-030-003

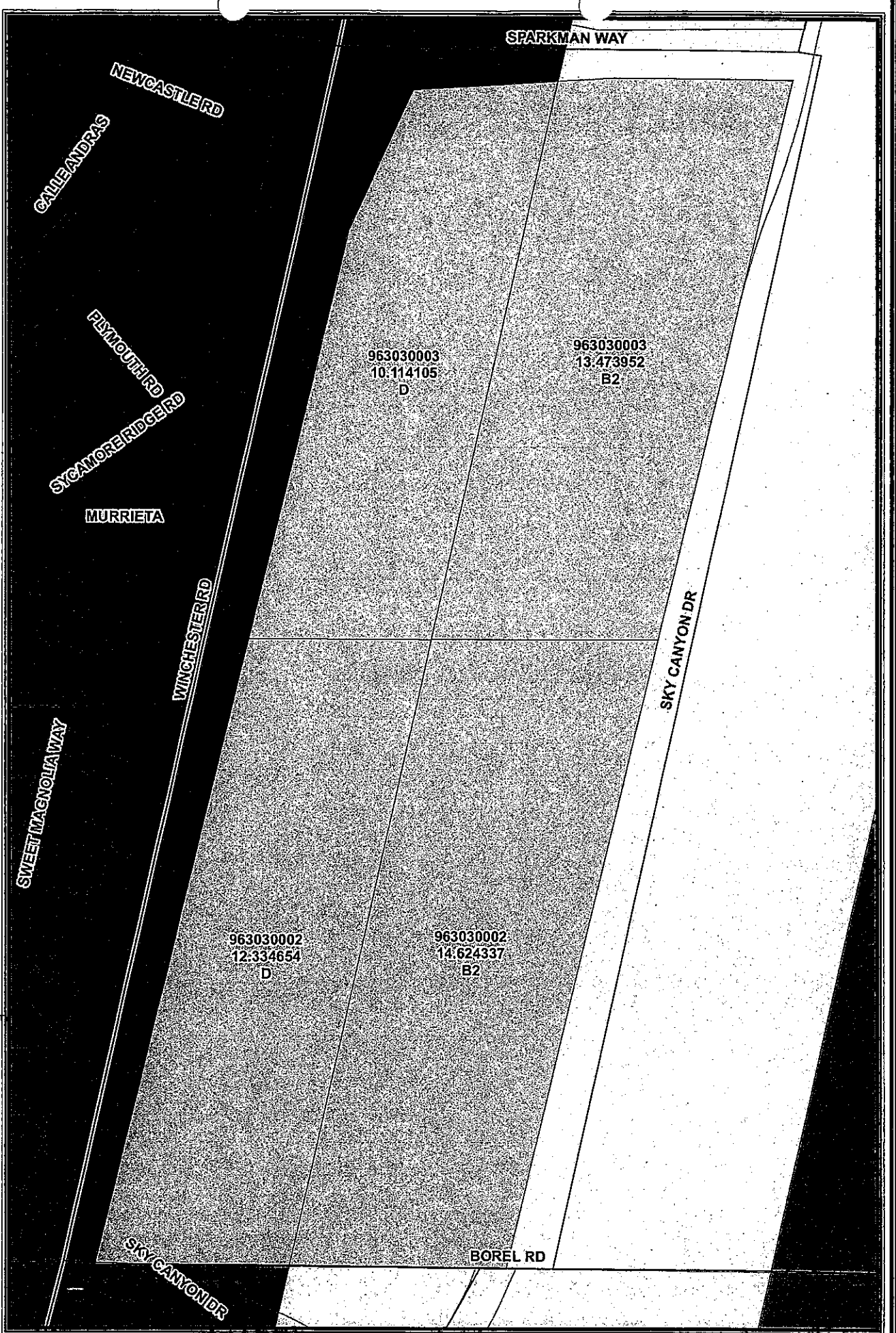
**\*IMPORTANT\***

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

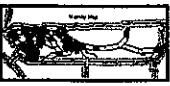
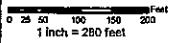


French Valley  
Land Use



- ROADS**
- CLASS**
- Highways
  - Highway Ramp
  - Expressway
  - Expressway Ramp
  - Major Road
  - Arterial 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



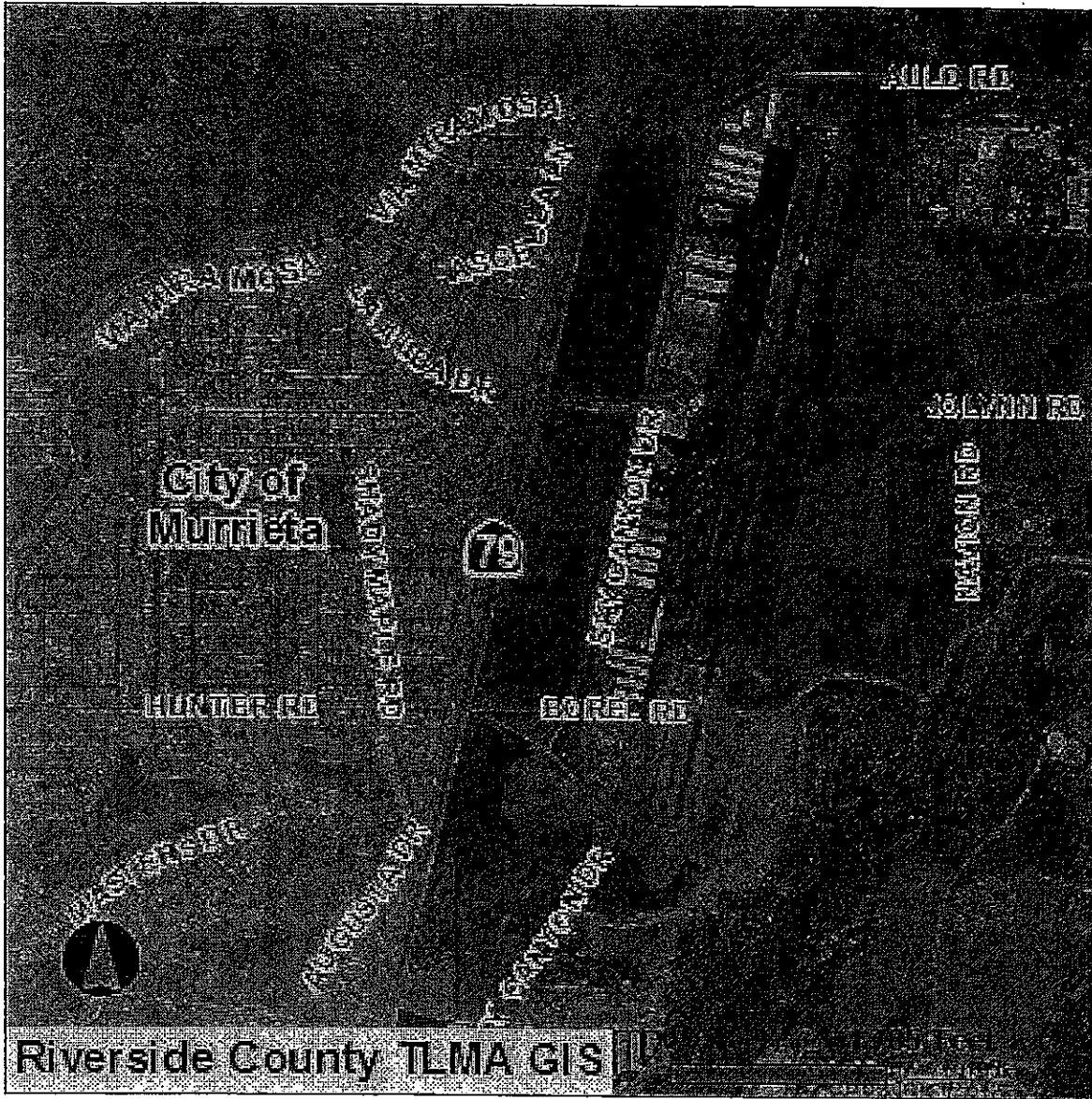
RIVERSIDE COUNTY GIS



Selected parcel(s):  
 963-030-002 963-030-003

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

RIVERSIDE COUNTY 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.

REPORT PRINTED ON...Wed Dec 23 16:25:27 2009



# 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., 9<sup>th</sup> Floor.  
Riverside, CA 92501  
(951) 955-5132

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,

[www.rcaluc.org](http://www.rcaluc.org)

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: SP0026581 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.

Riverside Office· 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200· Fax (951) 955-3157  
Form 295-1058 (02/27/08)

Desert Office· 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277· Fax (760) 863-7555

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


**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 Ea 410 93 Geo 2047  
Riverside Office • 4080 Lemon Street, 9th Floor  
Desert Office • 38686 El Cerrito Road

Pm 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, 9<sup>th</sup> 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: <u>Fred J. Fleming</u> Fred J. Fleming	Date <u>6/14/07</u>
By: <u>Nancy L. Oren</u> Nancy L. Oren	Date <u>6/12/07</u>
By: <u>Genevieve Fleming</u> Genevieve Fleming, Trustee of the Benjamin Fleming Exemption Trust B	Date <u>6-15-07</u>

**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.rr.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)

Genevieve 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.

**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) Debrah Saulina Date 10/9/06  
KLT CONSULTANTS, INC.  
Owner/Representative (2) \_\_\_\_\_ 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](mailto: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](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

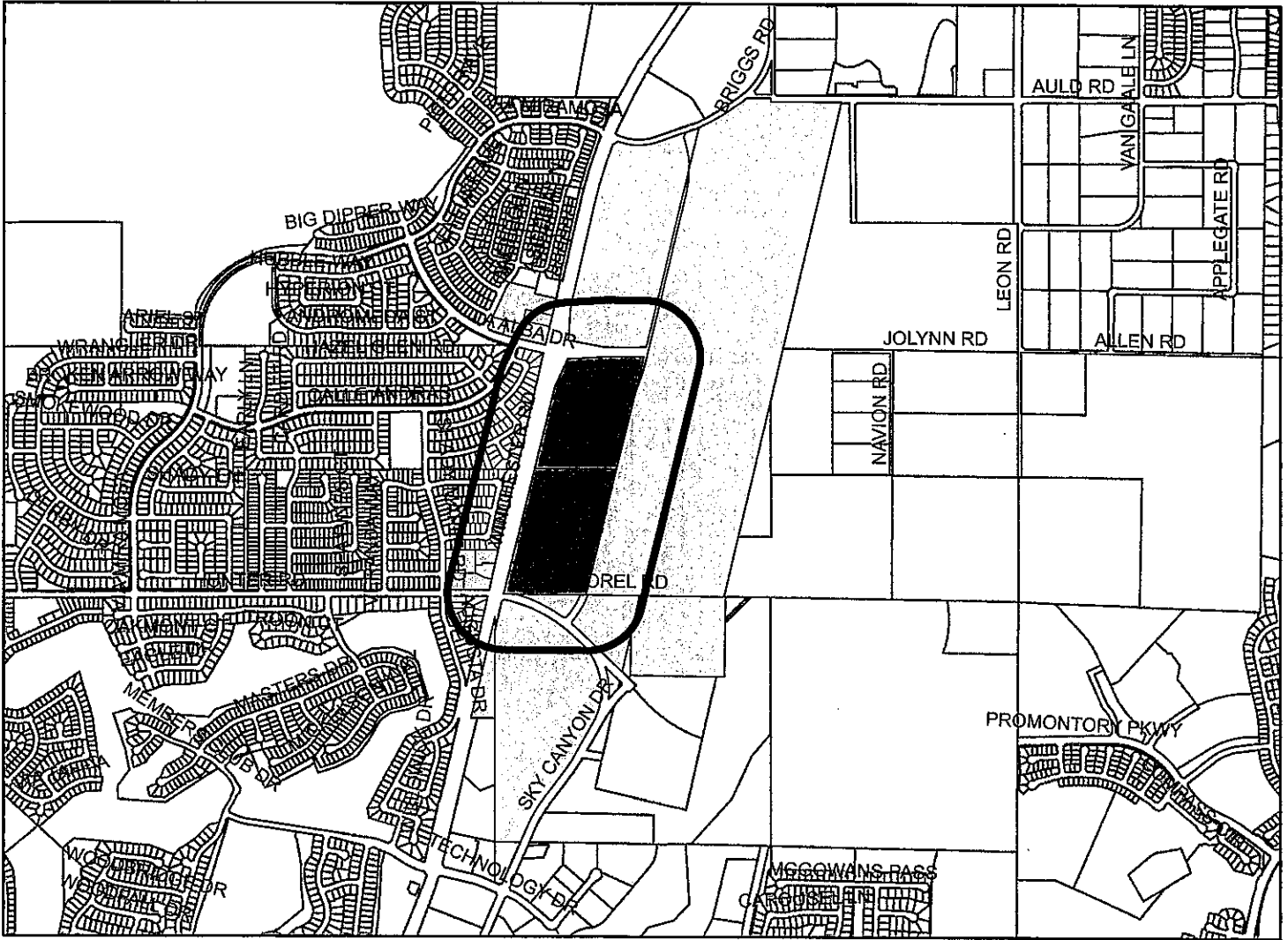
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

✓ 7/6/10 CS  
EXPIRES: 1/6/2011

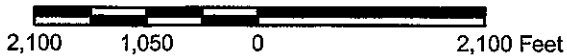
**600 feet buffer**



**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

rst 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: 908151019, ASMT: 908151019  
ALBERT CAMPBELL, ETAL  
37793 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 957320004, ASMT: 957320001  
ALEXANDER A BOREL, ETAL  
37760 BOREL RD  
MURRIETA CA 92563

APN: 908134003, ASMT: 908134003  
AMIR AKHAVAN, ETAL  
29960 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908152023, ASMT: 908152023  
AMY C MADDOX, ETAL  
29994 PEACHTREE CT  
MURRIETA CA. 92563

APN: 908131027, ASMT: 908131027  
AREK TADEUS DOUGLAS, ETAL  
29939 SYCAMORE RIDGE RD  
MURRIETA CA. 92563

APN: 908151018, ASMT: 908151018  
ARIEL Q MARQUEZ, ETAL  
34501 STAGE RD  
TEMECULA CA 92592

APN: 908172011, ASMT: 908172011  
ASHWIN SEWDARSEN, ETAL  
37893 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908172002, ASMT: 908172002  
AUTURIO FRAZIER  
37913 SWEET MAGNOLIA WAY  
MURRIETA CA. 92563

APN: 908151013, ASMT: 908151013  
BECCY HASSELBARTH  
30008 ROSE BLOSSOM DR  
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: 908134010, ASMT: 908134010  
BETTY J POOLE  
3201 LEMORA LN  
ESCONDIDO CA 92025

APN: 908152012, ASMT: 908152012  
BILLY G SCHWAHN, ETAL  
3726 FOXGLOVE LN  
FALLBROOK CA 92028

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

ATTN: Gary Thornbill  
City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

ATTN: General Manager  
French Valley Airport  
37552 Winchester Rd.  
Murrieta, CA 92563

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 93593

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

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.  **DM1** 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](http://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](http://www.rctlma.org)

# TENTATIVE PARCEL MAP

## 35212

### COUNTY OF RIVERSIDE

- NOTES:**
- ALL DRAINAGE FACILITIES SHALL BE DESIGNED TO ACCOMMODATE 100 YEAR STORM FLOWS WITHOUT PONDING.
  - THIS ENTIRE FACILITY SHALL COMPLY WITH DISABLED ACCESS REQUIREMENTS.
  - PROJECT SHALL COMPLY WITH ARTICLE 81 OF THE UFC.
  - THERE ARE NO GATES PROPOSED FOR THE PROJECT SITE.
  - THERE ARE NO OPEN CHANNELS ON THIS SITE.
  - THIS PROJECT IS SUBJECT TO VERY LOW LIQUEFACTION POTENTIAL.
  - THE PROJECT DOES NOT FALL WITHIN A SPECIAL STUDIES ZONE.
  - THIS PROJECT IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
  - THE GRADING AND DRAINAGE INFORMATION IS ATTACHED TO THE SITE PLAN ON A SEPARATE SHEET.
  - THE PROJECT DOES NOT LIE WITHIN A COMMUNITY SERVICES DISTRICT.
  - FEMA DESIGNATION: ZONE C, PER COMMUNITY PANEL NUMBER 06245 2745 B, EFFECTIVE NOVEMBER 20, 1994.
  - THE PROJECT SITE IS CURRENTLY VACANT.
  - TOPO SOURCE: COMPILED FROM ROUGH GRADING PLAN BY THE KEITH COMPANIES, JUNE 30, 1993.
  - PRIVATE STREETS ARE NOT PROPOSED FOR THIS PROJECT.
  - THE PROJECT SITE IS LOCATED WITHIN THE FRENCH VALLEY AIRPORT INFLUENCE AREA.
  - THERE ARE NO KNOWN WELLS LOCATED WITHIN THE PROJECT BOUNDARY AT THIS TIME.
  - DEVELOPER SHALL DEDICATE REQUIRED RIGHT-OF-WAY FOR PROPOSED STREET IMPROVEMENTS PER COUNTY STANDARD SPECIFICATIONS.
  - THE PURPOSE OF THIS MAP IS FOR LAND DIVISION ONLY. PLEASE SEE THE ASSOCIATED PLOT PLAN FOR DIMENSIONS AND LOCATIONS OF PROPOSED INGRESS, EGRESS, BUILDINGS OR OTHER STRUCTURES, AND SETBACKS OF STRUCTURES AND PAVED AREAS.
  - THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND USE DESIGNATION OF THE SUBJECT PROPERTY AND ALL SURROUNDING PROPERTY.
  - MAXIMUM BUILDING HEIGHT IS 50'.

**LEGAL DESCRIPTION:**

PARCEL 1:  
THE SOUTH HALF OF GOVERNMENT LOT 2 EAST OF THE COUNTY ROAD IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 2, 1986 AS INSTRUMENT NO. 154434, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION LYING WESTERLY OF THE EASTERLY LINE OF THE PARCEL CONDEMNED TO THE COUNTY OF RIVERSIDE BY FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 20, 1993 AS INSTRUMENT NO. 503849, OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 11, 1994 AS INSTRUMENT NO. 315141, OF OFFICIAL RECORDS.

PARCEL 2:  
THE NORTH HALF OF GOVERNMENT LOT 2 OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, WHICH LIES EASTERLY OF THE COUNTY ROAD AS CONDEMNED BY DECREE OF DISTRIBUTION, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 1, 1933 AS INSTRUMENT NO. 50, OF OFFICIAL RECORDS.

EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED JULY 2, 1986 AS INSTRUMENT NO. 154435, OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ANY PORTION THEREOF LYING WESTERLY AND NORTHERLY OF THE EASTERLY AND SOUTHERLY LINES OF THE PARCEL CONDEMNED TO THE COUNTY OF RIVERSIDE BY FINAL ORDER OF CONDEMNATION RECORDED DECEMBER 20, 1993 AS INSTRUMENT NO. 503849, OF OFFICIAL RECORDS.

ALSO EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 11, 1994 AS INSTRUMENT NO. 315141, OF OFFICIAL RECORDS.

**OWNER DATA:**

THE ESTATE OR INTEREST IN THE LAND HEREAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS A FEE.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

FRED J. FLEMING, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AN UNDIVIDED FORTY-SIX AND TWENTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE ONE HUNDRED THOUSANDTHS PERCENT (46.25725%) INTEREST, TO NANCY L. OREN, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AN UNDIVIDED FORTY-SIX AND TWENTY-FIVE THOUSAND SEVEN HUNDRED TWENTY-FIVE ONE HUNDRED THOUSANDTHS PERCENT (46.25725%) INTEREST, TO GENEVIEVE FLEMING, TRUSTEE OF THE BENJAMIN FLEMING EXEMPTION TRUST B, AN UNDIVIDED SEVEN AND FOUR THOUSAND EIGHT HUNDRED FIFTY-FIVE TEN THOUSANDTHS PERCENT (7.4855%) INTEREST, SUBJECT TO REQUIREMENT NO(4), 2 OF SCHEDULE B, HEREIN

**PROJECT REPRESENTATIVES:**

APPLICANT: H.G. FENTON COMPANY  
2777 MISSION VALLEY ROAD, SUITE 200  
SAN DIEGO, CA 92108  
CONTACT: ALEX M. JONES  
PHONE: (619) 400-0134  
FAX: (619) 400-0111

CIVIL ENGINEER/EXHIBIT PREPARER: KCT CONSULTANTS, INC.  
4344 LATHAM STREET, SUITE 200  
RIVERSIDE, CALIFORNIA 92501  
CONTACT: DEBORAH SAULINA  
PHONE: (951) 341-8940 EXT. 249

OWNER: SEE NOTE BELOW  
C/O FRED J. FLEMING  
3701 WILSHIRE BLVD, STE 410  
LOS ANGELES, CA 90010  
PHONE: (213) 381-1321

SCHOOL DISTRICT: TEMECULA VALLEY SCHOOL DISTRICT  
31350 RANCHO VISTA RD.  
TEMECULA, CA 92592  
PHONE: (951) 676-2661

WATER/SEWER DISTRICT: EASTERN MUNICIPAL WATER DISTRICT  
2270 TRUMBULE ROAD  
PERRIS, CA 92572-8300  
PHONE: (951) 928-3777

ELECTRIC: SOUTHERN CALIFORNIA EDISON  
1444 E. McFADDEN AVENUE  
SANTA ANA, CA 92705  
PHONE: (714) 796-9920

ARCHITECT: HILL PINCKERT ARCHITECTS  
4831 BIRCH STREET  
NEWPORT BEACH, CA 92660  
CONTACT: AL LOPEZ  
PHONE: (949) 863-1770, EXT. 111

TELEPHONE: AT&T  
150 S. JUANITA AVENUE  
HEMET, CA 92343  
PHONE: (951) 928-9464

CABLE T.V.: ADELPHA CABLEVISION  
4077 W. STETSON AVENUE  
HEMET, CA 92345  
PHONE: (951) 652-0020

GAS COMPANY: THE GAS COMPANY  
1981 W. LUGONIA AVENUE  
REDLANDS, CA 92374  
PHONE: (909) 335-7330

**CODE DATA:**

CONSTRUCTION TYPE III - N (FULLY SPRINKLERED)  
OCCUPANCY S-1 / B / M

ZONING (EXISTING/PROPOSED) SP ZONE  
BOREL AIRPARK CENTER PLAN #265

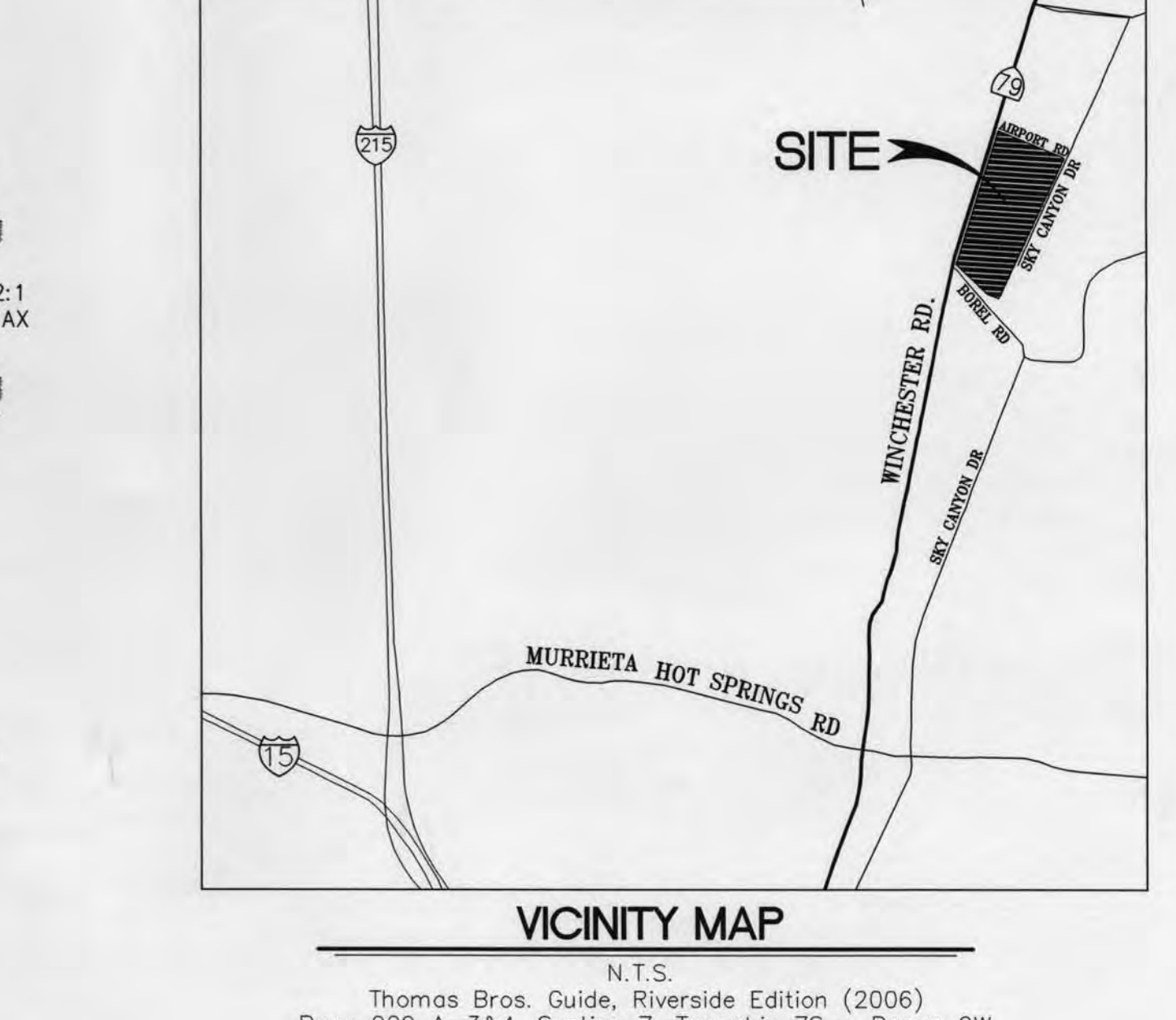
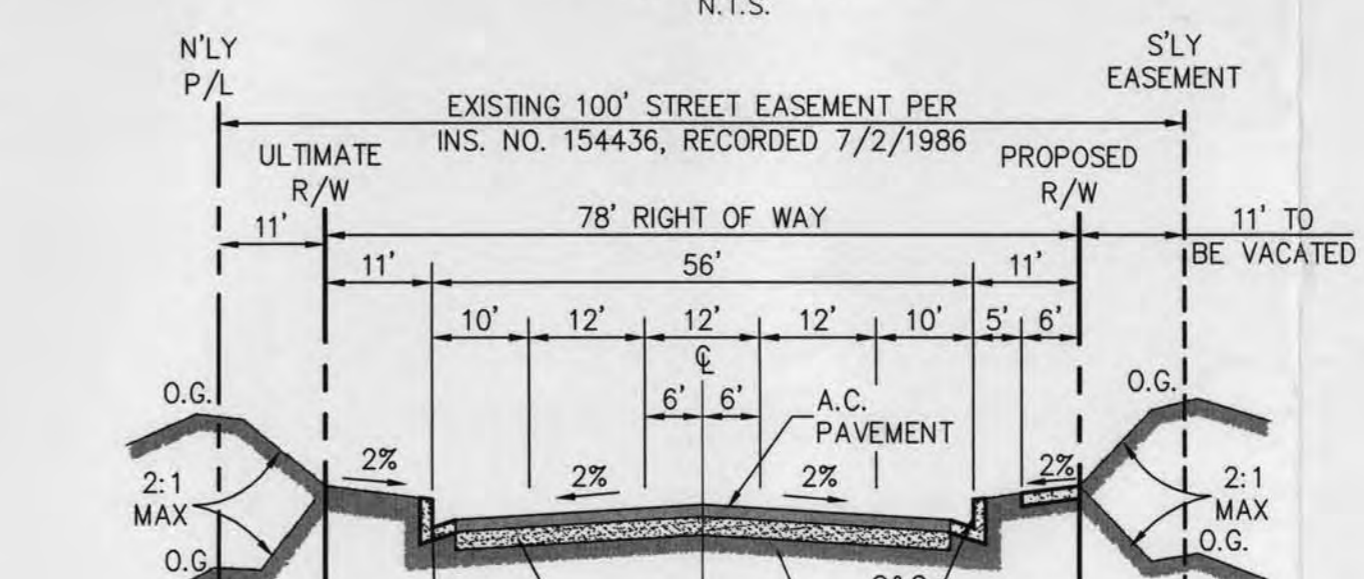
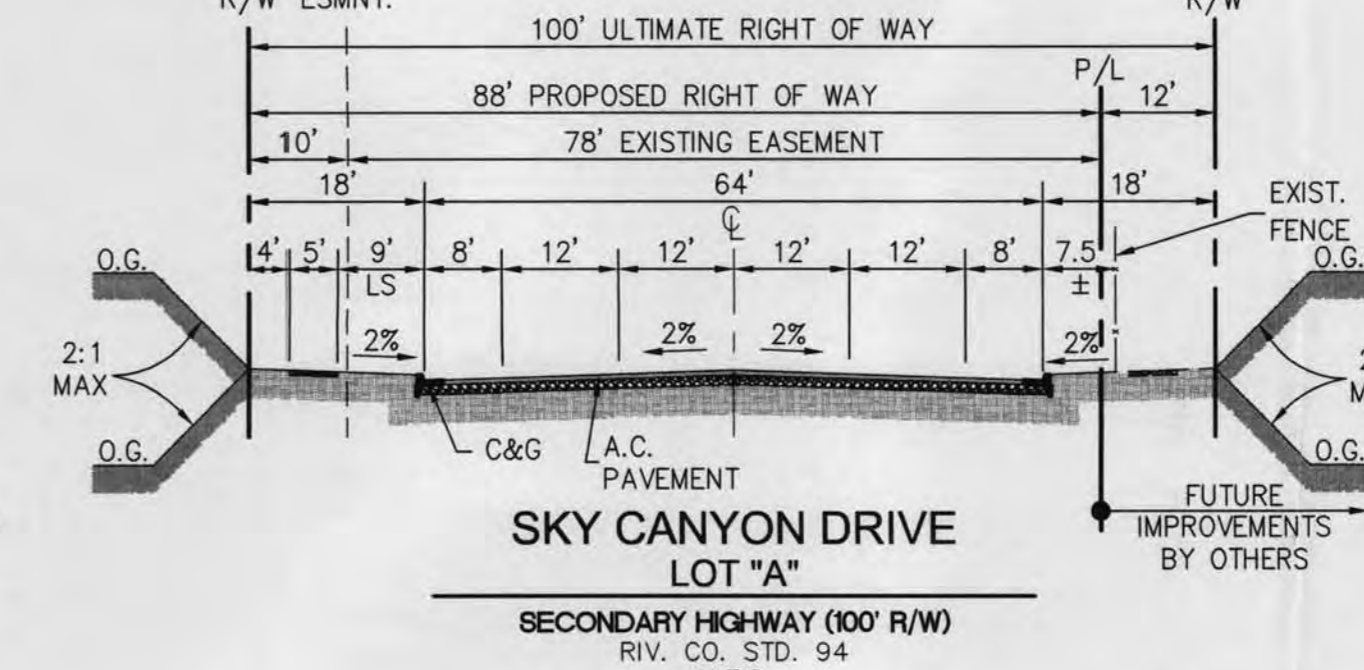
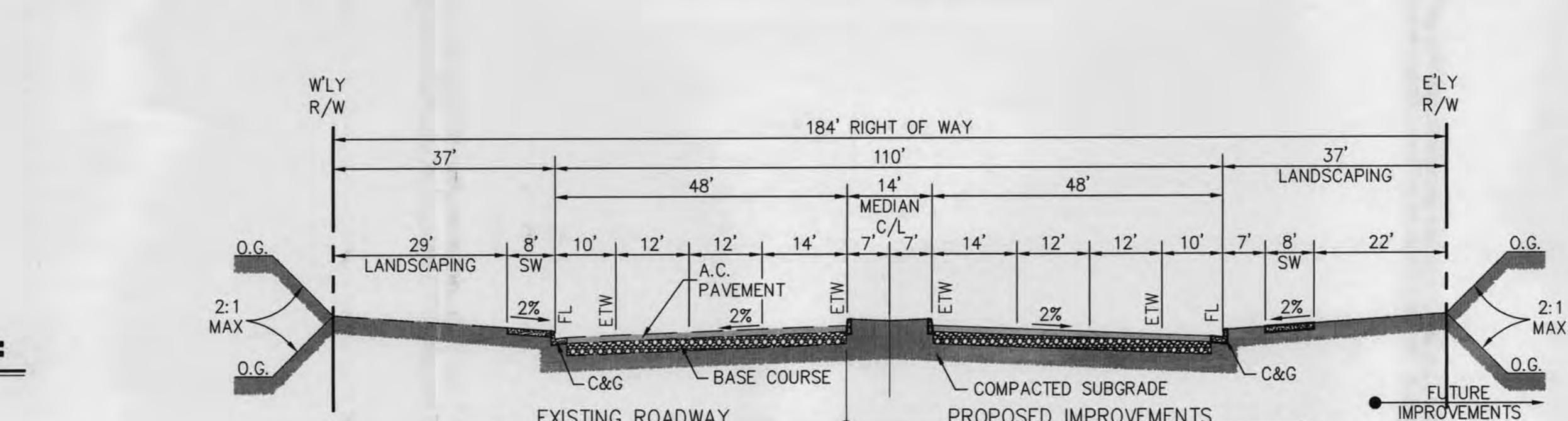
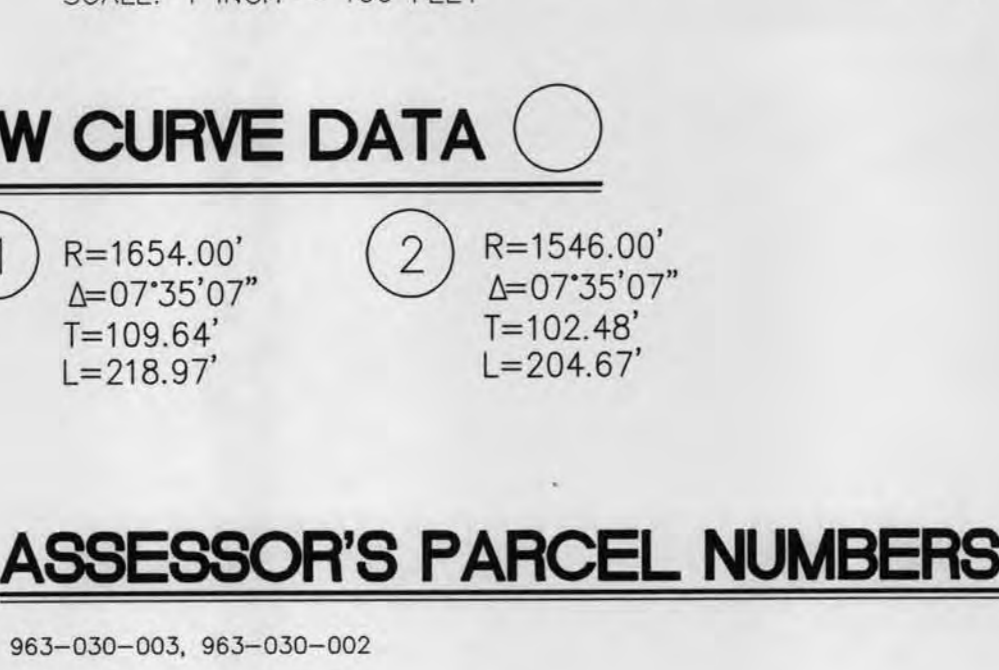
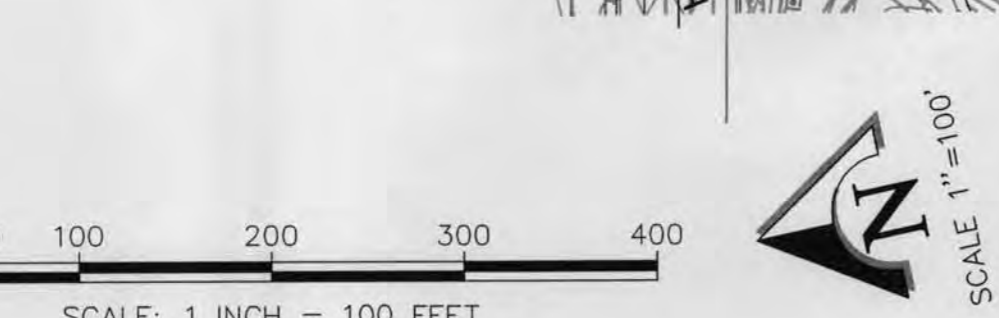
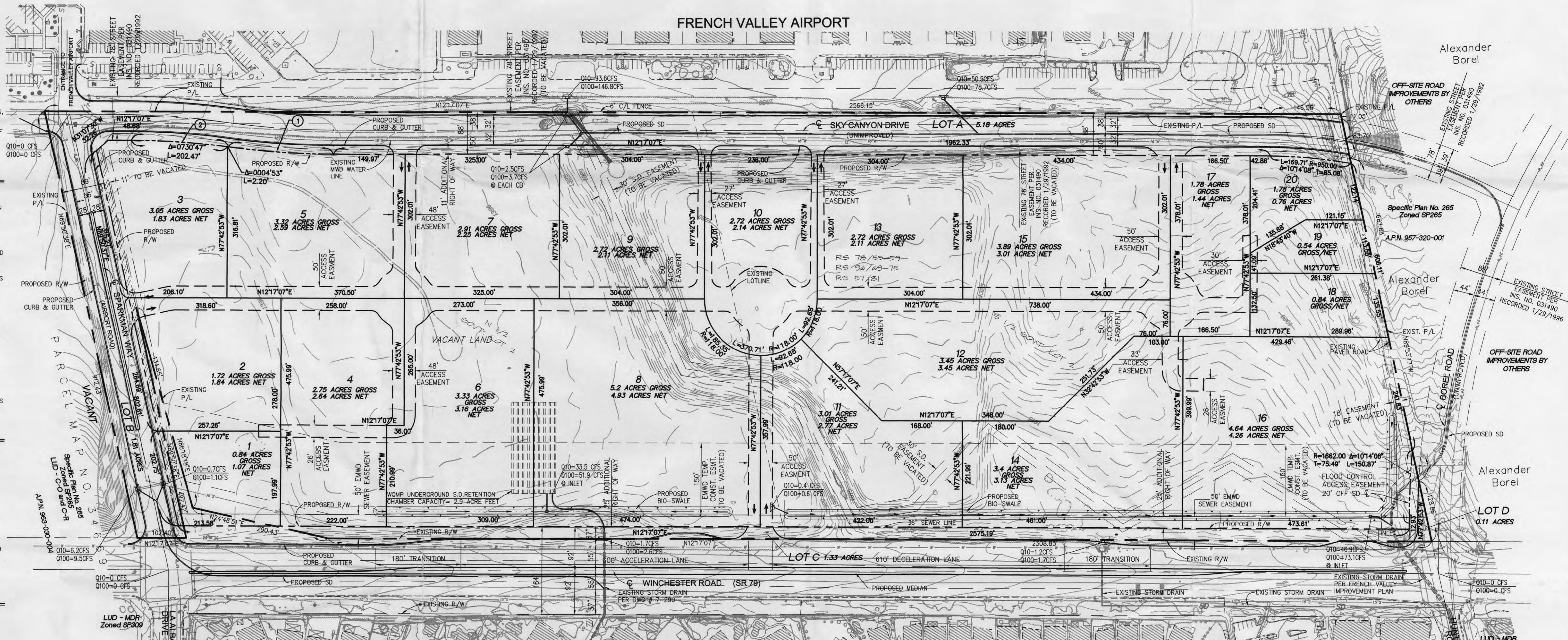
GENERAL PLAN: SOUTHWEST AREA PLAN  
EXISTING LAND USE: VACANT  
PROPOSED LAND USE: COMMERCIAL OFFICE  
COMMERCIAL RETAIL

**PROJECT DATA:**

TOTAL PROJECT SIZE	55.08 ACRES GROSS	TOTAL NO. OF PARCELS	20
SQUARE FEET	46.87 ACRES NET	TOTAL NO. OF LETTERED LOTS	4
	2,399,110 GROSS		
	2,043,166 NET		

PAR#	GROSS	NET	PAR#	GROSS	NET	PAR#	GROSS	NET
1	0.84 AC	1.07 AC*	9	2.72 AC	2.11 AC	17	1.78 AC	1.44 AC
2	1.72 AC	1.84 AC*	10	2.72 AC	2.14 AC	18	0.84 AC	0.84 AC
3	3.05 AC	1.83 AC	11	3.01 AC	2.77 AC	19	0.54 AC	0.54 AC
4	2.75 AC	2.64 AC	12	3.45 AC	3.45 AC	20	1.78 AC	0.76 AC
5	3.32 AC	2.59 AC	13	2.72 AC	2.11 AC	A	5.18 AC	5.18 AC
6	3.33 AC	3.16 AC	14	3.40 AC	3.13 AC	B	1.81 AC	1.81 AC
7	2.91 AC	2.25 AC	15	3.89 AC	2.11 AC	C	1.33 AC	1.33 AC
8	5.20 AC	4.93 AC	16	4.64 AC	4.26 AC	D	0.11 AC	0.11 AC

\* INCREASE IN AREA DUE TO ABANDONMENT OF NOT REQUIRED EXISTING RIGHT-OF-WAY.



1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.  
2. MINIMUM PAVING THICKNESS TO BE 3" ASPHALT CONCRETE.

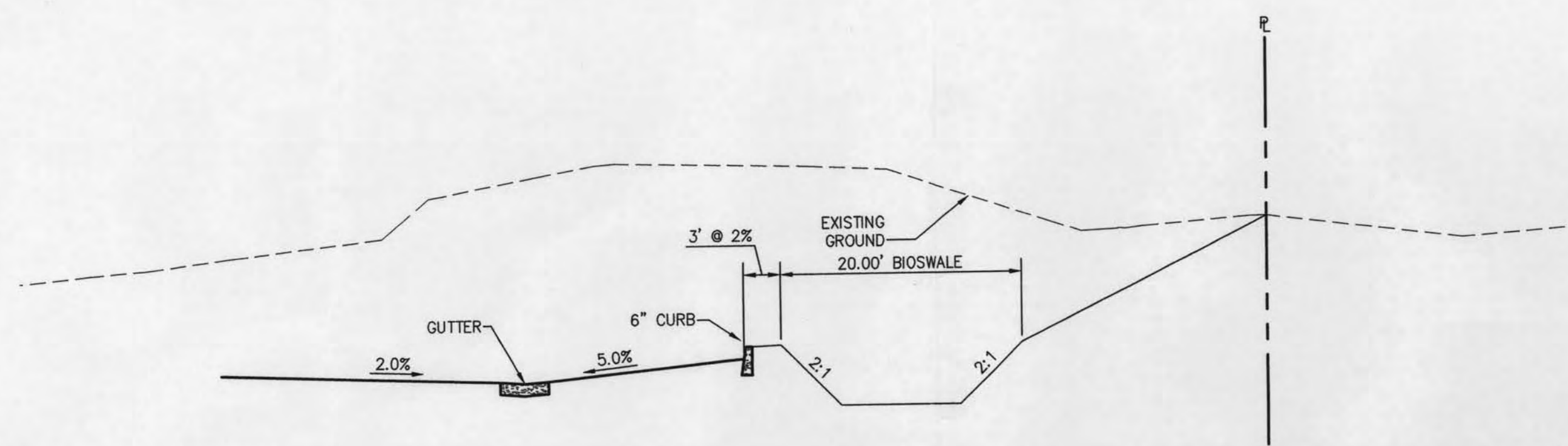
**Existing Typical Section WINCHESTER ROAD (SR 79)**  
URBAN ARTERIAL HIGHWAY  
RIV. CO. STD. 100A (OSOLEY)  
N.T.S.

**SKY CANYON DRIVE LOT "A"**  
SECONDARY HIGHWAY (100' R/W)  
RIV. CO. STD. 94  
N.T.S.

**SPARKMAN WAY LOT "B"**  
INDUSTRIAL COLLECTOR STREET  
RIV. CO. STD. 111  
N.T.S.

CASE # PM35212 AMD # 2  
(SHEETS 1-4)  
DATE: 01-23-09  
PLANNER: A. KRIZEK

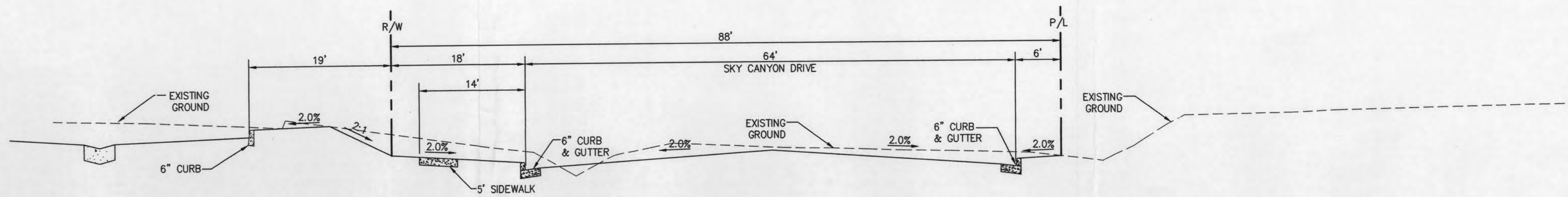
AMENDED NO. 1  
EXHIBIT "A" SCHEDULE "E"



SECTION

SCALE 1"=10'

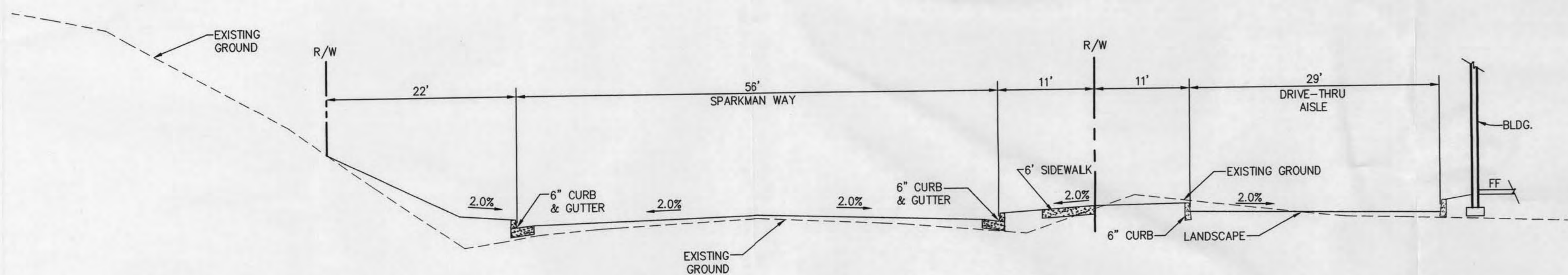
A



SECTION

SCALE 1"=10'

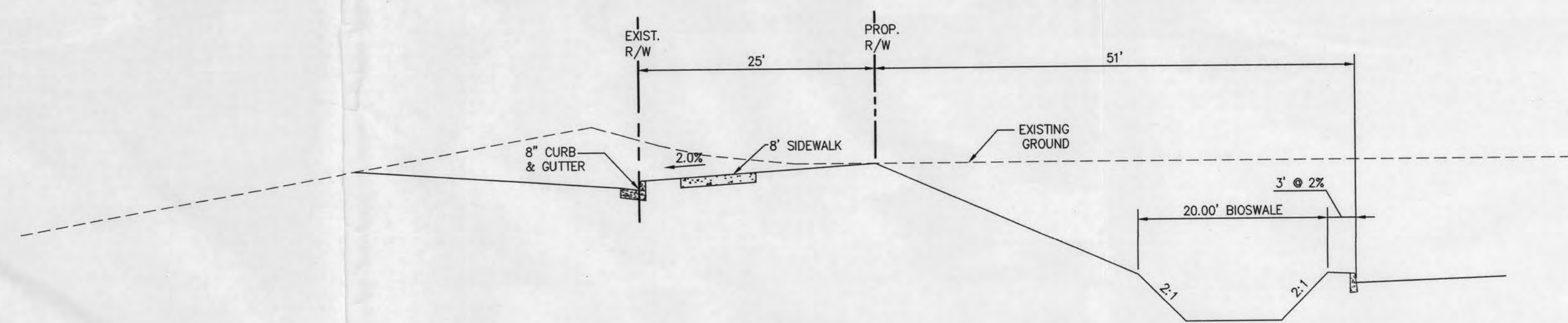
B



SECTION

SCALE 1"=10'

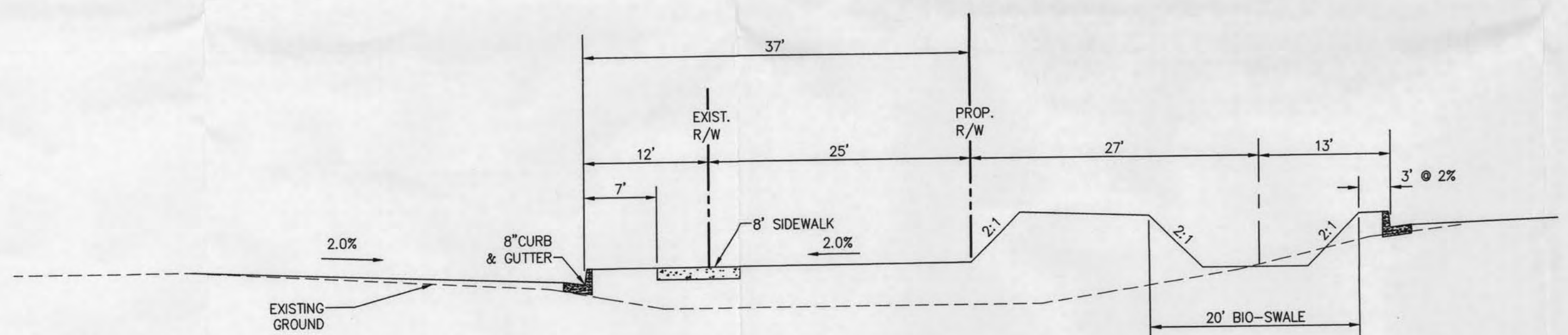
C



SECTION

SCALE 1"=10'

D



SECTION

SCALE 1"=10'

E

MARK	REVISIONS	APPR.	DATE

**KCT CONSULTANTS, INC.**  
 Civil Engineers - Surveyors - Planners  
 P.O. Box 5706 Riverside, CA 92517-5706  
 4344 Latham St., Suite 200, Riverside, CA 92501  
 Phone: 951-541-6949 Fax: 951-541-6945  
 e-mail: kctinfo@kctconsultants.com

SCALE: N.T.S. BENCH MARK:  
 DATE: APRIL 2008

IN THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 35212**  
**CONCEPTUAL GRADING PLAN**  
 FOR ILLUSTRATIVE PURPOSES ONLY  
GOVERNMENT LOT 2, SEC 7, T7S, R2W,  
 RECORDS OF RIVERSIDE CO.

FOR: H.G. FENTON COMPANY W.O. FILE NO. 1381-01

4  
 OF 4 SHEETS

11/13/08 11:50 AM C:\Users\jason\Documents\35212\35212.dwg  
 2008 11/13/08 11:50 AM 2:25 PM  
 11/13/08 11:50 AM C:\Users\jason\Documents\35212\35212.dwg  
 2008 11/13/08 11:50 AM 2:25 PM



SCALE 1"=40'

SKY CANYON DRIVE

LOT A

HEAVY BRUSH

13  
27.60FF

15  
27.50FF

17

19

10

12  
22.50FF

18

BOREL ROAD  
(UNIMPROVED)

MATCHLINE SEE SHEET TWO

11  
24.25FF

14  
19.75FF

16  
20.5FF

COUNTY OF RIVERSIDE  
CITY OF MURRIETA

WINCHESTER ROAD (SR 79)

KCT CONSULTANTS, INC.  
Civil Engineers - Surveyors - Planners  
P.O. Box 5705 Riverside, CA 92517-0705  
4344 Latham St., Suite 200, Riverside, CA 92501  
Phone: 951-541-6940 Fax: 951-541-6945  
e-mail: kctinc@kctconsultants.com

IN THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 35212**  
**CONCEPTUAL GRADING PLAN**  
FOR ILLUSTRATIVE PURPOSES ONLY  
GOVERNMENT LOT 2, SEC. 7, T.7S. R.27E,  
RECORDS OF RIVERSIDE CO.

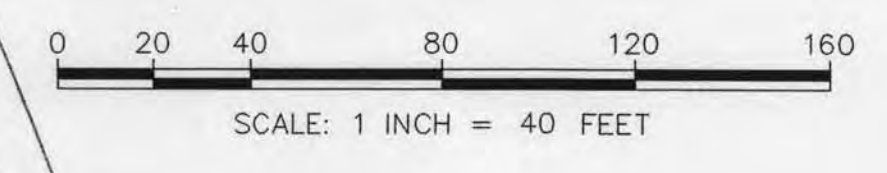
3  
OF 4 SHEETS

FOR: H.G. FENTON COMPANY W.O. FILE NO. 1381-01

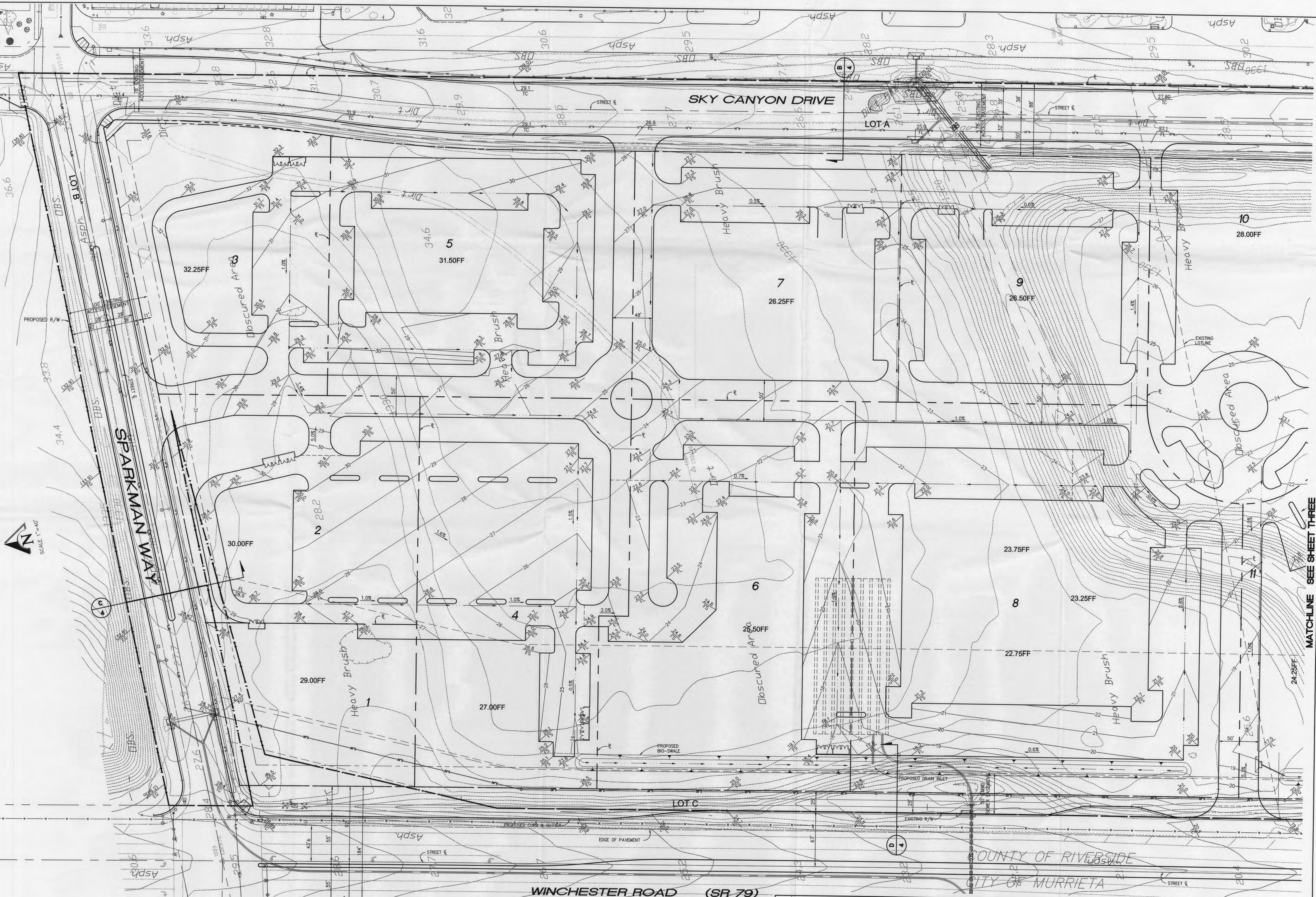
MARK	REVISIONS	APPR.	DATE
DESIGNED BY	DD	DRAWN BY	DF
CHECKED BY	TT		

SCALE: 1"=40'  
DATE: JUNE 2007

BENCH MARK:



Vertical text on the left margin containing project details and dates.



SCALE 1"=40'

MATCHLINE SEE SHEET THREE

WINCHESTER ROAD (SR 79)

COUNTY OF RIVERSIDE  
CITY OF MURRIETA

MARK	REVISIONS	APPR.	DATE

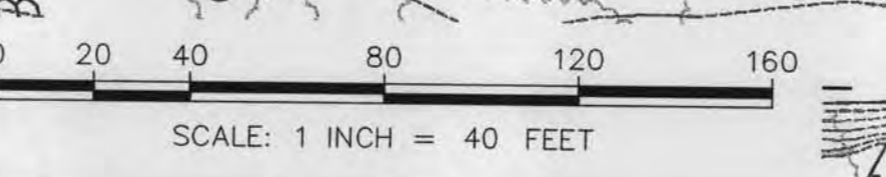
**KCT CONSULTANTS, INC.**  
 Civil Engineers - Surveyors - Planners  
 P.O. Box 4700 Riverside, CA 92511-0700  
 4344 Latham St., Suite 200, Riverside, CA 92501  
 Phone: 951-341-8840 Fax: 951-341-8945  
 e-mail: kctinfo@kctconsultants.com

SCALE: 1"=40'  
 BENCH MARK:  
 DATE: APRIL 2008

IN THE COUNTY OF RIVERSIDE,  
 STATE OF CALIFORNIA  
**TENTATIVE PARCEL MAP 35212**  
**CONCEPTUAL GRADING PLAN**  
 FOR ILLUSTRATIVE PURPOSES ONLY  
RECORDS LOT 2, SEC. 7, T2S, R24E

FOR: H.G. FENTON COMPANY  
 W.O. FILE NO. 1381-01

2  
 of 4 SHEETS



SCALE: 1 INCH = 40 FEET

Agenda Item No.: 4.7  
Area Map: Jurupa  
Zoning District: Rubidoux  
Supervisory District: Second  
Project Planner: Christian Hinojosa  
Planning Commission: September 15, 2010

Conditional Use Permit No. 3625  
CEQA Exempt  
Applicant: F & M Realty Corp.  
Engineer/Representative: Bruce Rudman  
Architects & Engineers

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3625** proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces.

The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard.

### ISSUES OF POTENTIAL CONCERN:

**Parking** - The project proposes 7,758 square feet of gross floor area for a convenience market, 1,257 square feet of gross floor area for a laundromat, and approximately 200 square feet of serving area for a restaurant for a total project parking requirement of 49 spaces. The project is providing a total of 17 parking spaces. The project is currently under parked by 32 parking spaces (65%). In order to meet the parking requirement, the proposed building square footage will need to be reduced significantly to meet Ordinance No. 348, Section 18.12. Off-Street Vehicle Parking.

**Liquor License** - As a result of staff's field visit and additional review, the proposed liquor license may cause significant impact to the public's health, safety and welfare. Furthermore, it may cause an undue burden to vehicle traffic impacts to the surrounding land uses due to the following reasons:

- a. The project site is located within 100 feet south and west of existing and habited residences.
- b. The project is located within 1,000 feet from the Church of God Seventh Day Word, Pentecostal Church of God of America and Church of God in Christ Light of the World.
- c. Ina Arbuckle Elementary School is located within 400 feet east from the project site.
- d. Stater Bros. Supermarket currently operating with a type 21 liquor license is located within 300 feet south from the project site.

As such, the Planning Department and the Redevelopment Agency do not support the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption on the project due to a potential increase for vehicular accidents and a potential increase in criminal activity that would be in close proximity to the elementary school, places of religious worship, residences and surrounding businesses.

**Outstanding Comments** - The applicant has outstanding comments from the latest Land Development Committee (LDC) meeting on August 20, 2009 from the following Departments: Planning, Geology, Landscaping, Transportation and Environmental Health, which are included within this report and have not been submitted as of the writing of this report.

h

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing Land Use (Ex. #1):                 | Commercial   |
| 2. Surrounding Land Use (Ex. #1):              | Commercial to the north, single family residences to the south and west, and vacant land to the east.  |
| 3. Existing Zoning (Ex. #2):                   | Rubidoux-Village Commercial (R-VC), Center   |
| 4. Surrounding Zoning (Ex. #2):                | Rubidoux-Village Commercial (R-VC), Center to the north, south, east and west.   |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)   |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.   |
| 7. Project Data:                               | Total Acreage: 0.51 Gross<br>Total Number of Existing Buildings: 2<br>Total Proposed & Existing Building Area: 9,789 Square Feet<br>Total Proposed Landscape Area: 2,222 Sq. Ft. (10%)<br>Total Proposed Parking Spaces: 17<br>Liquor License Type: 21 |
| 8. Environmental Concerns:                     | CEQA Exempt Per Section 15270, Projects Which Are Disapproved  |

**RECOMMENDATIONS:**

**DENIAL** of **CONDITIONAL USE PERMIT NO. 3625**, 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) (0.20 - 0.35 Floor Area Ratio) land use designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is not consistent with the Rubidoux-Village Commercial (R-VC), Center zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is not consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area).
4. The public's health, safety and general welfare are not protected through project design.
5. The proposed project is not 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 (MSCHP).

**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: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, convenience market with the sale of beer, wine and distilled spirits (Type 21) for off premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the north, south, east and west.
4. The project has outstanding comments from the latest Land Development Committee (LDC) meeting on August 20, 2009 from the following Departments: Planning, Geology, Landscaping, Transportation and Environmental Health. Therefore, the project is not consistent with applicable County Ordinances including Ordinance No. 348, and the public's health, safety and general welfare cannot be protected.
5. The zoning for the subject site is Rubidoux-Village Commercial (R-VC), Center.
6. The proposed use, convenience market with the sale of beer, wine and distilled spirits (Type 21) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Rubidoux-Village Commercial (R-VC), Center zone.
7. The project proposes 7,758 square feet of gross floor area for a convenience market, 1,257 square feet of gross floor area for a laundromat, and approximately 200 square feet of serving area for a restaurant for a total project parking requirement of 49 spaces. The project is providing a total of 17 parking spaces. The project is currently under parked by 32 parking spaces (65%). Therefore, the project is not consistent with Ordinance No. 348, Section 18.12. Off-Street Vehicle Parking.
8. The project site is surrounded by properties which are zoned Rubidoux-Village Commercial (R-VC), Center to the north, south, east and west.
9. Within the vicinity of the proposed project there is commercial to the north, single family residences to the south and west, and vacant land to the east.
10. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined in their letter dated April 21, 2010 that the project is not consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA). Therefore, the project is not compatible with the present and future logical development of the area.

11. The year 2000 census population for census tract 402.04 was 3,508 persons according to the US Census Bureau (Census 2000 Summary File 3).
12. 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).
13. Two (2) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 402.04. This is approximately 0.71 licenses per 1,250 persons. Census tract 402.04 is currently not over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding is not required.
14. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. The project site is located within 100 feet of existing and habited residences.
16. The project is located within 1,000 feet from the Church of God Seventh Day Word, Pentecostal Church of God of America and Church of God in Christ Light of the World.
17. The project is located within 1,000 feet from Ina Arbuckle Elementary School.
18. The proposed use will be situated in such a manner that the facility may cause undue vehicle traffic impacts to the elementary school, places of religious worship, residences and surrounding businesses.
19. The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.
  - (a) CEQA does not apply to projects which a public agency rejects or disapproves.
  - (b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.
  - (c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

The Planning Department and the Redevelopment Agency found that the proposed use, convenience market with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption, is not consistent with the zoning or surrounding uses since the project is under parked by 65% and may cause undue vehicle traffic impacts and a potential increase in criminal activity to the elementary school, places of religious worship, residences and surrounding businesses.

**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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. A City of Sphere of Influence;
  - c. The SKR Fee Area (Ordinance No. 663.10);
  - d. An Agriculture Preserve;
  - e. A WRCMSHCP Criteria Cell;
  - f. A Policy Area;
  - g. A High Fire area;
  - h. A County Fault Zone;
  - i. A Flood Zone;
  - j. An Area Drainage Plan Area; or,
  - k. A Dam Inundation Area.
  
3. The project site is located within:
  - a. The Boundaries of the Jurupa Area Plan;
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. The Rubidoux Community Service District;
  - e. A Circulation Element Right-Of-Way (Arterial 128' ROW);
  - f. The Jurupa Valley Redevelopment Project Area (JVPA) (Rubidoux sub-area);
  - g. The Flabob Airport Influence Area Zone D;
  - h. A High Paleontological Potential (High A);
  - i. An Area High Liquefaction Potential;
  - j. An Area Susceptible to Subsidence; and,
  - k. The boundaries of the Jurupa Unified School District.
  
4. The subject site is currently designated as Assessor's Parcel Number 179-160-003.
  
5. This project was filed with the Planning Department on July 8, 2009.
  
6. This project was reviewed by the Land Development Committee 1 time on the following date August 20, 2009.
  
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,646.14.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03625

VICINITY/POLICY AREAS

Supervisor Tavaglioni  
District 2

Date Drawn: 08/02/10  
Vicinity Map



**RUBIDOUX VILLAGE POLICY AREA**

Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16

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>



Assessors Bk. Pg. 179-16  
Thomas Bros. Pg. 685 D2  
Edition 2009

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03625

### LAND USE

Supervisor Tavaglioni  
District 2

Date Drawn: 8/02/10  
Exhibit 1



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16



Assessors Bk. Pg. 179-16  
Thomas Bros. Pg. 685 D2  
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>



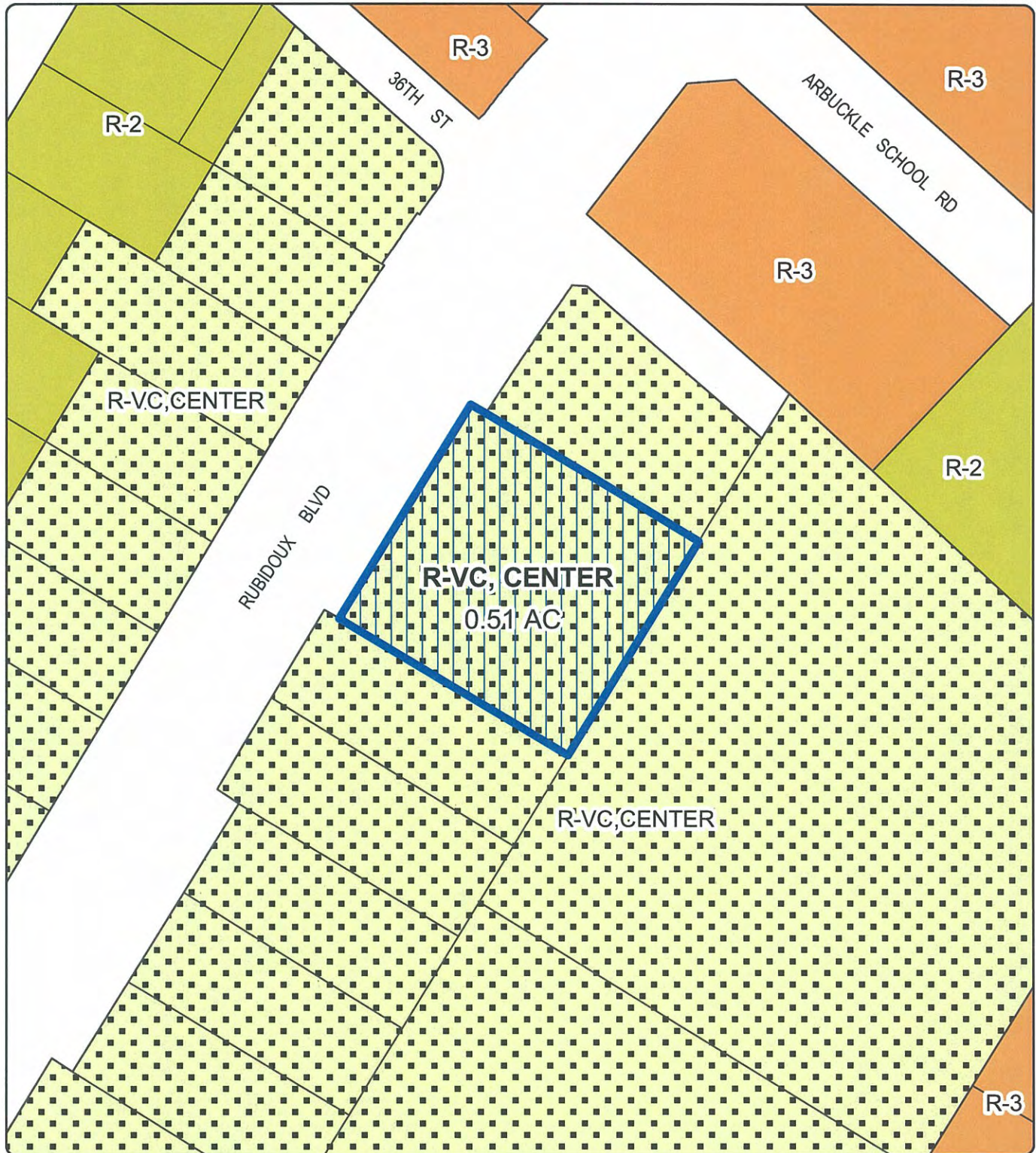
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03625

### EXISTING ZONING

Supervisor Tavaglioni  
District 2

Date Drawn: 8/02/10  
Exhibit 2



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16

Assessors Bk. Pg. 179-16  
Thomas Bros. Pg. 685 D2  
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>

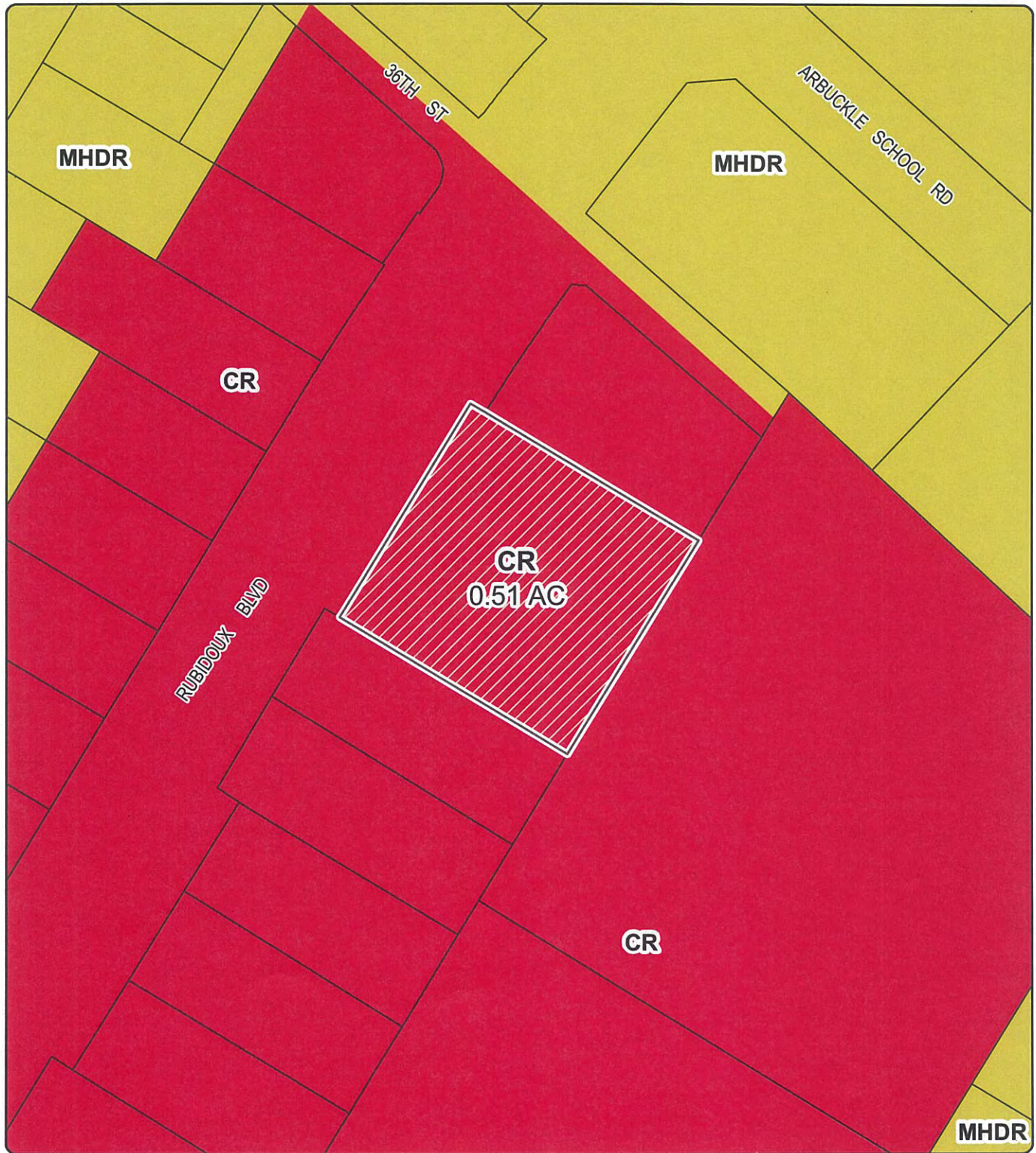
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03625

Supervisor Tavaglioni  
District 2

EXISTING GENERAL PLAN

Date Drawn: 8/02/10  
Exhibit 5



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 16

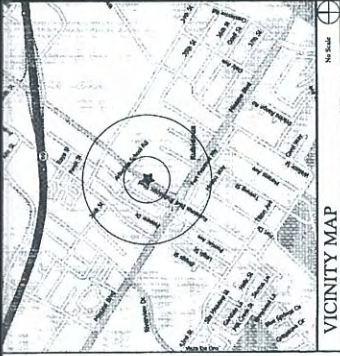
Assessors Bk. Pg. 179-16  
Thomas Bros. Pg. 685 D2  
Edition 2009



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>

MINOR PLOT PLAN EXHIBIT REQUIREMENTS

1. FRAM Ready Corp. (Applicant)  
17000 Rubidoux Boulevard  
San Bernardino, CA 92405  
959.882.4175
2. FRAM Ready Corp. (Landlord)  
17000 Rubidoux Boulevard  
San Bernardino, CA 92405  
959.882.4175
3. Bruce Rudolph Architects-Engineers (Exhibit Preparer)  
11521 Olympic Boulevard - 541  
Los Angeles, CA 90064  
310.393.2727
4. APN #79-160-003  
3650 Rubidoux Boulevard  
Riverside, CA 92509
5. Scale as noted
6. North as noted
7. Exhibit prepared 6 May 2009
8. Title of exhibit as noted
9. APN: 79160003  
Recorded Subdiv: RS 1243  
Subdivision name: N/A  
Lot/Parcel: 1, Rubidoux - N/A
10. Dimensions as noted, .584 Acres ± 1 Acres
11. Locality as noted
12. Thomas Ben Guide Page 685, Grid D2 (per Riverside County GIS 23 February 2009)
13. Lot line as noted
14. Existing zoning: R-V, Center
15. Existing adjacent properties zoning: R-V, Center
16. School District: Jerome Unified  
Water: Western Municipal Water District (WAWD)  
Sewer: Western Municipal Water District (WAWD)  
Electricity: Southern California Edison (SCE)  
Telephone: Verizon  
Cable: Charter Cable
17. A: As noted
18. N/A
19. N/A
20. N/A (Drafting)
21. As noted
22. As noted
23. As noted
24. As noted
25. As noted
26. As noted
27. As noted
28. As noted
29. Pending (EDA Permit Program in process)



VICINITY MAP

Owner: FRAM Ready Corp., Moreno Rubidoux  
3650 Rubidoux Boulevard  
Riverside, California 92509

Project Address: R-V, Center  
170-160-003

Zone: V-B Sprinklered

Assessor Parcel Number: 6,996 sq.ft. - Market  
772 sq.ft. - Colliers  
774 sq.ft. - Water  
9,788 sq.ft. - Total

Building Area: Western Municipal Water District  
John Traugott, District 2

Water District: Western Municipal Water District  
Superintendental District:

CODE SUMMARY

Owner: FRAM Ready Corp., Moreno Rubidoux  
3650 Rubidoux Boulevard  
Riverside, California 92509

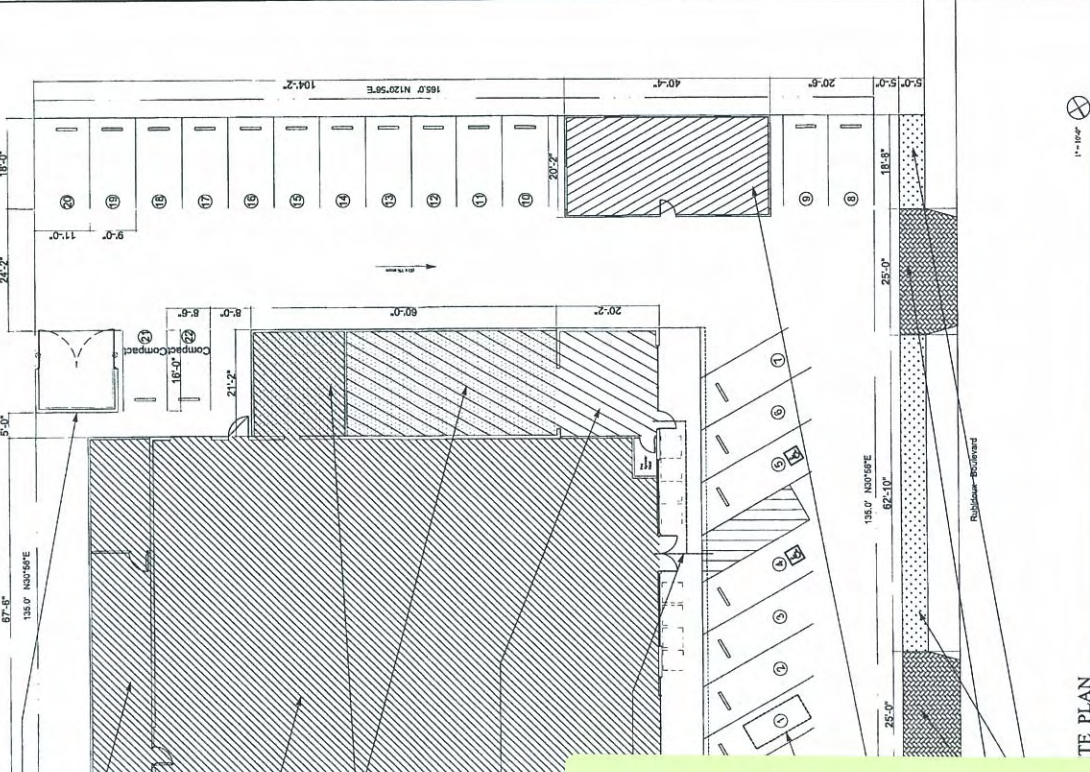
Project Address: R-V, Center  
170-160-003

Zone: V-B Sprinklered

Assessor Parcel Number: 6,996 sq.ft. - Market  
772 sq.ft. - Colliers  
774 sq.ft. - Water  
9,788 sq.ft. - Total

Building Area: Western Municipal Water District  
John Traugott, District 2

Water District: Western Municipal Water District  
Superintendental District:



1" = 10'-0"

ITE PLAN

**CASE: CUP03625**  
**EXHIBIT: A**  
**DATED: 7/23/09**  
**PLANNER: C. HINOJOSA**

DO NOT SCALE DRAWINGS



FILE COPY

CASE: CUP03625  
EXHIBIT: C (SHEETS 1-2)  
DATE: 7/23/09  
PLANNER: C. HINOJOSA

RE-ISSUE  
DRAWN  
SCALE  
DATE  
JOB NUMBER

BR  
AS NOTED  
9 April 2009  
09 001.00

A.2

- 01 CASHIERS
- 02 CUSTOMER SERV.
- 03 OFFICE
- 04 KITCHEN
- 05 MFR/CHANISE
- 06 DRINK COOLER
- 07 DELIVERY
- 08 COOLER
- 09 FREEZER
- 10 LOCKER ROOM
- 11 W. RESTROOM
- 12 JANITOR
- 13 STORAGE
- 14 RESTROOM
- 15 ELECTRICAL
- 16 WASHERS/DRYERS
- 17 WASHERS/DRYERS
- 18 BAR-B-QUE
- 19 WATER RETAIL
- 20 CASHIER
- 21 WATER FILTERS
- 22 STORAGE

**NOTE:** Contractor to verify all dimensions and dimensions prior to construction. Check all proposed walls, soffits and ceiling dimensions. Any conflict between construction documents and applicable codes or any change or deviation to be brought to the attention of the Architect prior to proceeding.

All exits are existing and accessible to persons with disabilities and shall maintain clear width not less than 36" above adjacent floor surface. Hardware shall be in accordance with applicable code. Hardware to be single action flush bolted between 36" A.F.F. with opening pressure of 5 lbs. maximum.

All walls and walkways between fitted furniture, cabinets, equipment, and walls for normal paths of access shall be 3/4" clear minimum unless noted and/or dimensioned.

Provide International Symbol of Accessibility at all locations as indicated on this drawing. The symbol shall be 4" high, 4" wide and mounted at 60" A.F.F.

Existing Wall to remain.

Concrete Wall to remain with 1/2" gypsum board on one side and 1/2" gypsum board on other side over metal lath over 40 min. Grade: 1" Paper Type-X 5/8" Gyp. board

New Wall 2x4 stud with 5/8" #97. board each side to ceiling

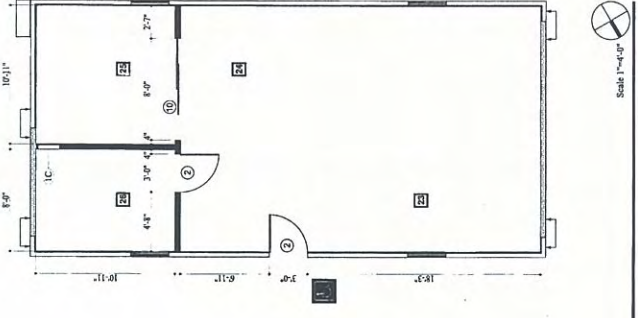
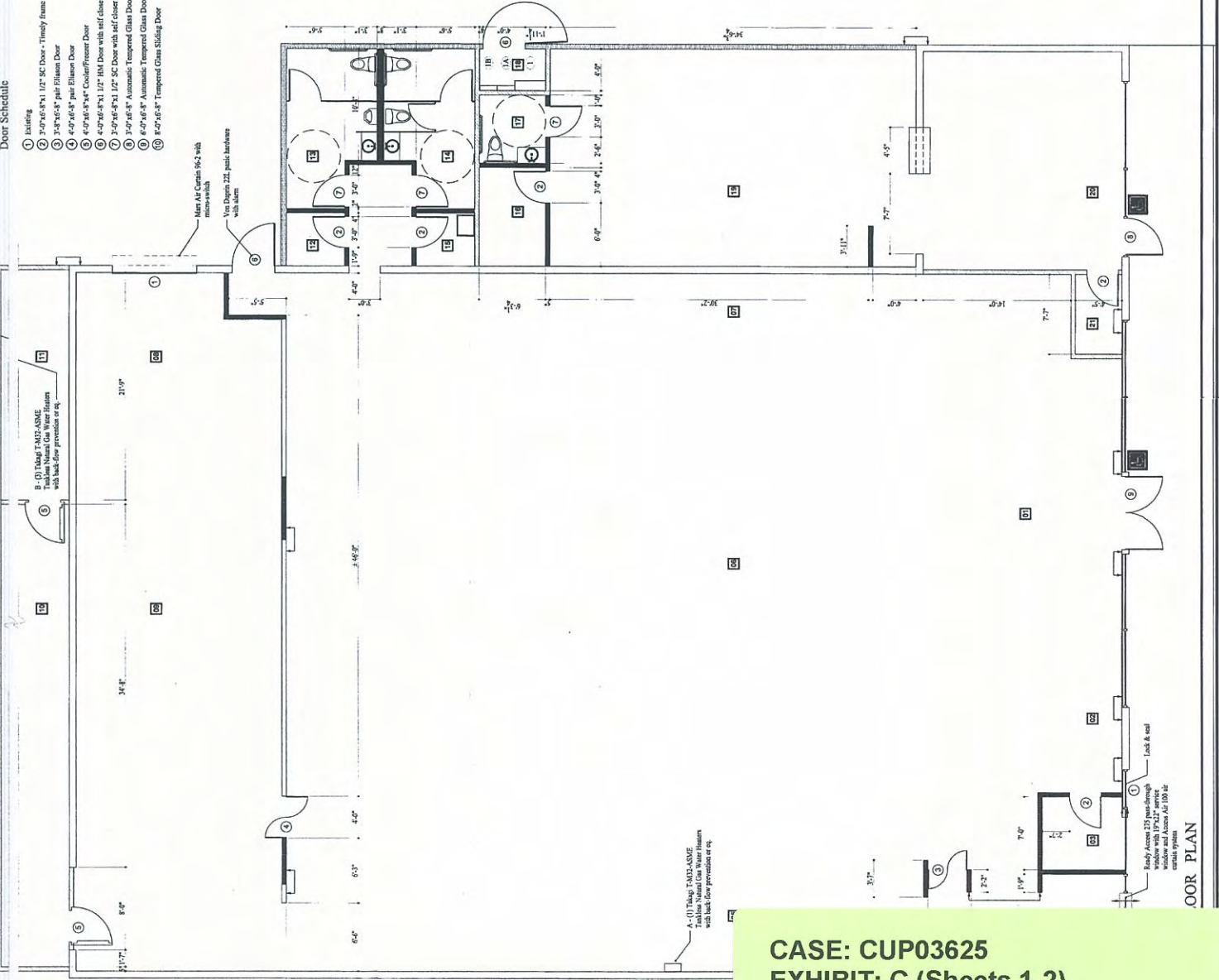
New 1 Hour Wall 2x4 stud with 5/8" 1/2" Type-X GYP board each side to roof deck

New Barret Wall 1 1/2" framing strips with 5/8" #97 board to ceiling

New Wall 2x4 stud with 1/2" gypsum board on one side and 1/2" gypsum board on other side over metal lath over 40 min. Grade: 1" Paper Type-X 5/8" Gyp. board

Coastal Paint System ColorFresco by Sherwin

- Door Schedule**
- 1 Existing
  - 2 3'-0" x 6'-8 1/2" 1 1/2" MC Door - Timely frame
  - 3 3'-0" x 6'-8 1/2" 1 1/2" MC Door - Timely frame
  - 4 3'-0" x 6'-8 1/2" 1 1/2" MC Door - Timely frame
  - 5 4'-0" x 6'-8 1/2" 1 1/2" MC Door - Timely frame
  - 6 3'-0" x 6'-8 1/2" 1 1/2" MC Door with self-closer - Timely frame
  - 7 3'-0" x 6'-8 1/2" 1 1/2" MC Door with self-closer - Timely frame
  - 8 3'-0" x 6'-8 1/2" Automatic Tempered Glass Door to match existing storefront
  - 9 3'-0" x 6'-8 1/2" Automatic Tempered Glass Door to match existing storefront
  - 10 3'-0" x 6'-8 1/2" Automatic Tempered Glass Sliding Door



**CASE: CUP03625  
EXHIBIT: C (Sheets 1-2)  
DATED: 7/23/09  
PLANNER: C. HINOJOSA**

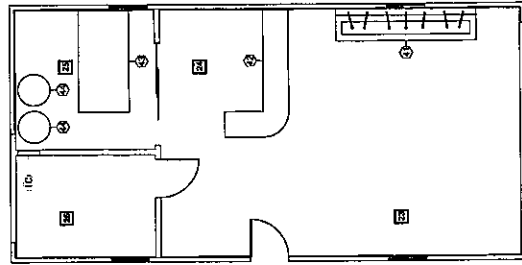
QTY	DESCRIPTION	UNIT	SIZE	VOLT	AMP	ELECTRICAL
01	CABINETS					
02	CUSTOMER SERV.					
03	OFFICE					
04	STITCHER					
05	MEAT CASE					
06	REFRIGERATOR					
07	DRINK COOLER					
08	DELIVERY					
09	DRY STORAGE					
10	COOLER					
11	FREEZER					
12	LOCKER ROOM					
13	W. RESTROOM					
14	M. RESTROOM					
15	JANITRY					
16	STORAGE					
17	RESTROOM					
18	ELECTRICAL					
19	WASHER/DRYER					
20	WASHER/DRYER					
21	TIRE ALER					
22	BAR/QUE					
23	WATER RETAIL					
24	CASHER					
25	WATER FILTERS					
26	STORAGE					

NOTE: Contractor to verify all field conditions and dimensions prior to construction. Check all proposed walls, soffits and ceiling conditions. Any conflicts between construction documents and field conditions shall be resolved by the Architect prior to proceeding.

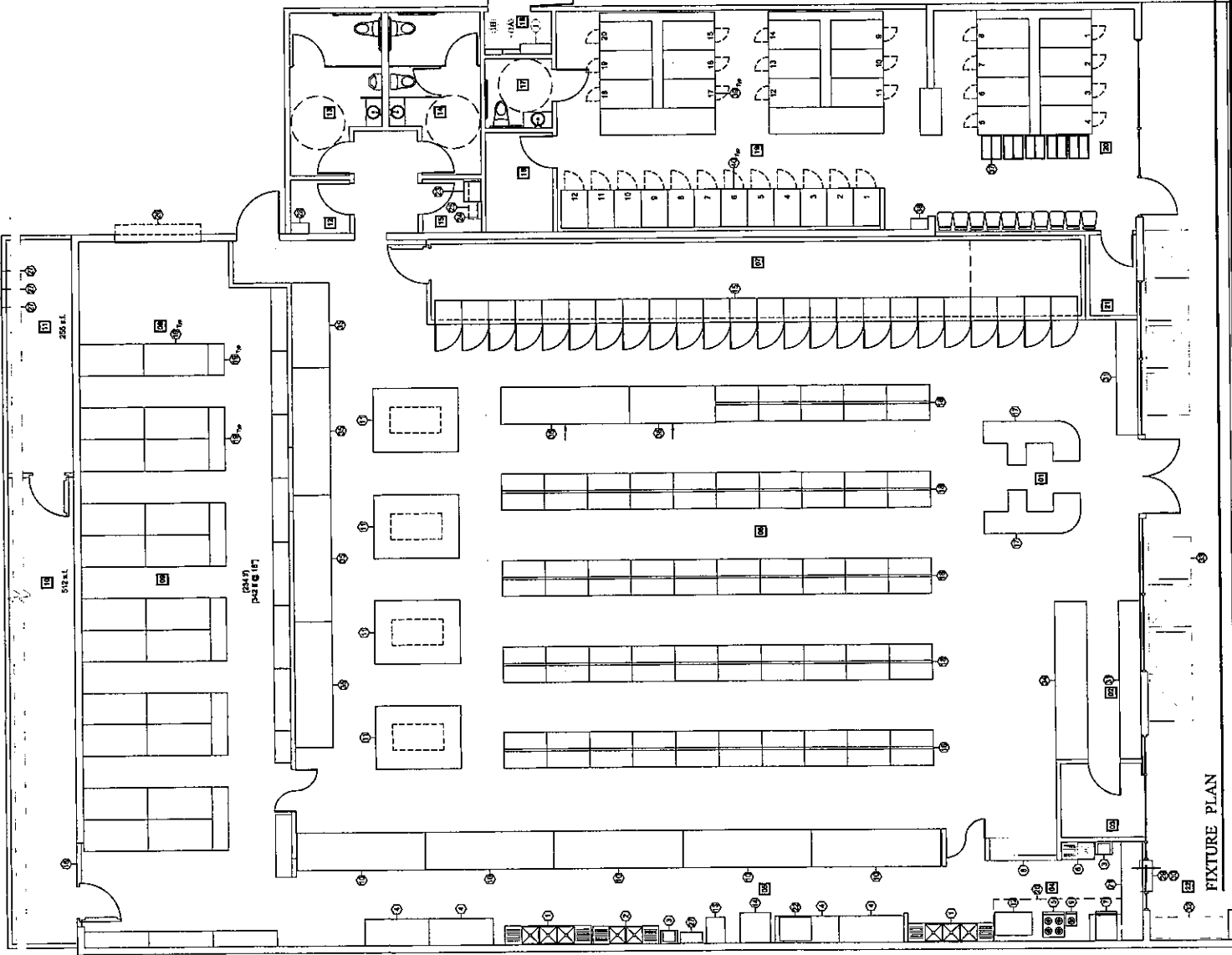
All exits are existing and accessible to persons with disabilities and shall maintain minimum clear floor 48" above adjacent floor surface. All doors shall be swing doors. All doors shall be swing doors. All doors shall be swing doors. All doors shall be swing doors.

All exits and walkways between fixed furniture shall be maintained clear of all obstructions. All exits and walkways shall be maintained clear of all obstructions.

Verify dimensions of existing conditions. All dimensions shall be verified on the background. All dimensions shall be verified on the background.



Scale 1/4"=1'-0"



FIXTURE PLAN

DO NOT SCALE DIMENSIONS

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

DATE: July 23, 2009

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Environmental HAZ MAT  
Riv. Co. Environmental Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
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  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. Redevelopment c/o EDA  
Riv. Co. FLABOB Airport

2nd District Supervisor  
2nd District Planning Commissioner  
Jurupa Unified School Dist.  
Jurupa Area Recreation & Park District  
Riverside Community Service District  
U.S. Postal Service San Bernardino  
Southern California Edison  
Southern California Gas Co.

**CONDITIONAL USE PERMIT NO. 3625** – CEQA Exempt – Applicant: F & M Realty Corp. – Engineer/Representative: Bruce Rudman Architects & Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of Arbuckle School Road, and easterly of Rubidoux Boulevard – 0.51 Gross Acre – Zoning: Rubidoux-Village Commercial (R-VC), Center – **REQUEST:** The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 733 square feet to an existing 428 square foot laundromat with total of 1,257 square feet; legalize an existing detached 774 square foot retail water building that will remain; modify existing building elevations with related improvements; add a total of 10% of landscaping; and twenty-two (22) parking spaces. – APN: 179-160-003 – Related Case: CZ06308

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 20, 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 **Christian Hinojosa**, Project Planner, at (951) 955-0972 or email at [chinojos@rctlma.org](mailto:chinojos@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.*



**California Department of Alcoholic Beverage  
Control  
For the County of RIVERSIDE - (By license type 21)**

**and Census Tract = 402.04**

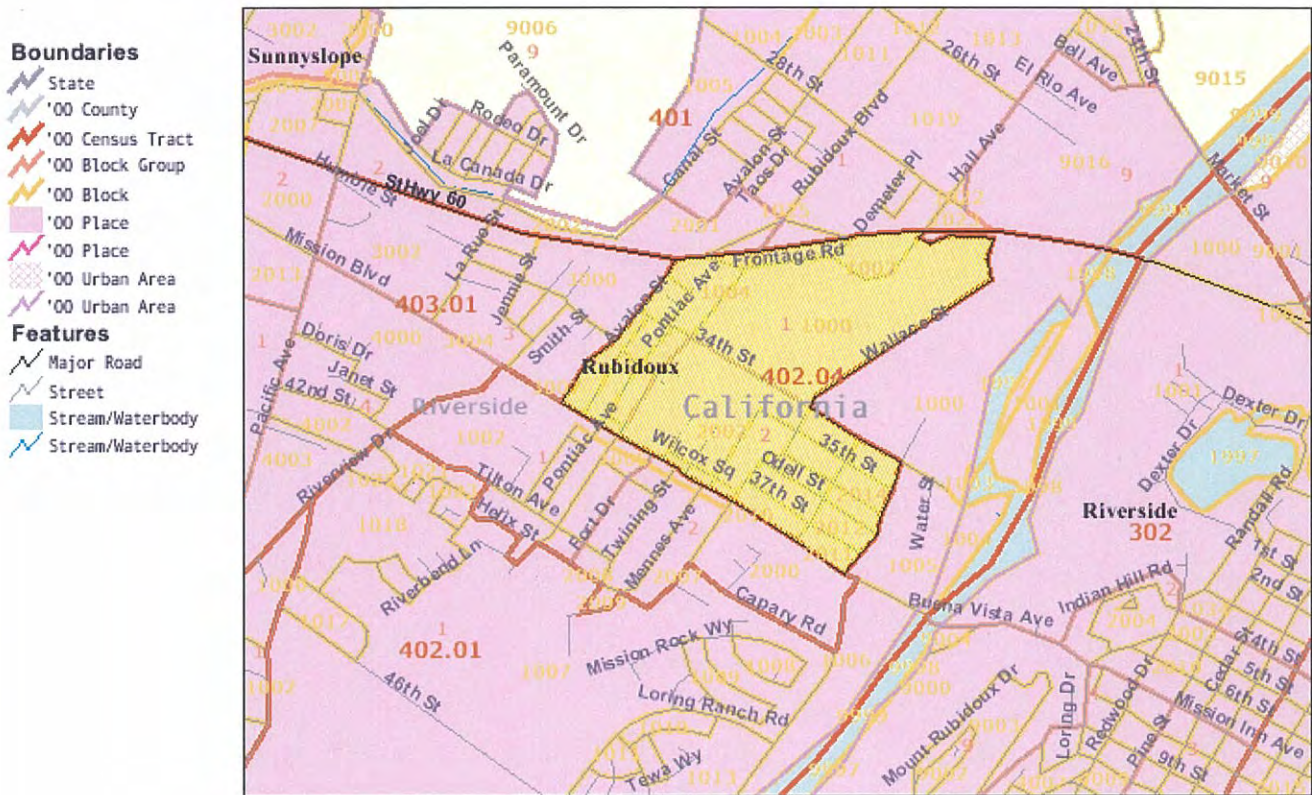
Report as of 8/16/2010

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	<a href="#">112883</a>	ACTIVE	21	11/10/1981	3/31/2011	STATER BROS MARKETS 5571 MISSION BLVD RUBIDOUX, CA 92509  Census Tract: 0402.04	STATER BROS MARKETS 14	PO BOX 150 SAN BERNARDINO, CA 92402-0150	3300
2)	<a href="#">132168</a>	ACTIVE	21	12/10/1982	8/31/2010	LEE, KYUNG K 5527 MISSION BLVD RUBIDOUX, CA 92509  Census Tract: 0402.04	BLACKS LIQUOR		3300

--- End of Report ---

For a definition of codes, view our [glossary](#).

Census Tract 402.04, Riverside County, California



2.8 miles across

Close

LAW OFFICES OF  
GRANOWITZ, WHITE AND WEBER

450 E. HOSPITALITY LANE, SUITE 570  
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ\*  
BRADLEY R. WHITE  
STEVEN R. WEBER  
MARISA L. KAUTZ  
\* A PROFESSIONAL CORPORATION

TELEPHONES  
(909) 890-1717  
FAX NO. (909) 890-4610  
WEBSITE: WWW.GWWLAW.COM

July 29, 2010

*Via US mail and facsimile to 951.955.3157*

Ron Goldman  
Planning Director  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

Re: Conditional Use Permit Application No. 3625

Dear Mr. Goldman:

On June 10, 2010, I wrote to you on behalf of my client, F&M Realty Corporation, regarding the processing of a conditional use permit for the property located at 3650 Rubidoux Boulevard, Riverside, California. Not having any received any response from you, I followed up with my letter of July 7, 2010, requesting a response to my inquiry.

Since I first wrote to you, I have not yet received the courtesy of any response, whatsoever. Accordingly, I once again renew my request that you review my correspondence of June 10, 2010 and provide me with the City's response. As I indicated previously, although we would like to avoid litigation, without your cooperation I do not know whether that will be possible.

Accordingly, please provide your response within two weeks of the date of this letter. If we do not hear from you within that timeframe, we will assume that you and the City have no intention, whatsoever, of addressing my client's concerns. In that event, my client reserves its right to proceed as it deems appropriate.

Very truly yours,

GRANOWITZ, WHITE AND WEBER



STEVEN R. WEBER

SRW/ca

cc: Marwan Rahman

LAW OFFICES OF  
**GRANOWITZ, WHITE AND WEBER**

650 E. HOSPITALITY LANE, SUITE 570  
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ\*  
BRADLEY R. WHITE  
STEVEN R. WEBER  
MARISA L. KAUTZ

\* A PROFESSIONAL CORPORATION

TELEPHONES  
(909) 890-1717  
FAX NO. (909) 890-4610  
WEBSITE: WWW.GWWLAW.COM

July 7, 2010

*Via US mail and facsimile to 951.955.3157*

Ron Goldman  
Planning Director  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

Re: Conditional Use Permit Application No. 3625

Dear Mr. Goldman:

On June 10, 2010, wrote to you on behalf of my client, F&M Realty Corporation. At that time, I stressed my client's concerns regarding conditions the city has placed upon issuing a conditional use permit so that my client may operate its business.

I have not received any response, whatsoever, to my letter of June 10, 2010. I would appreciate hearing from you at your earliest opportunity so that my client may determine how to proceed. The longer this matter drags on, the more difficult it will be to resolve.

I look forward to hearing from you with respect to the foregoing at your earliest opportunity.

Very truly yours,

GRANOWITZ, WHITE AND WEBER



STEVEN R. WEBER

SRW/ca

cc: Christian Hinojosa  
Marwan Rahman

LAW OFFICES OF  
GRANOWITZ, WHITE AND WEBER

650 E. HOSPITALITY LANE, SUITE 570  
SAN BERNARDINO, CA 92408

RICHARD A. GRANOWITZ\*  
BRADLEY R. WHITE  
STEVEN R. WEBER  
MARISA L. KAUTZ  
\* A PROFESSIONAL CORPORATION

TELEPHONES  
(909) 890-1717  
FAX NO. (909) 890-4610  
WEBSITE: WWW.GWWLAW.COM

June 10, 2010

*Via US mail and facsimile to 951.955.3157*

Ron Goldman  
Planning Director  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, California 92502-1409

Re: Conditional Use Permit Application No. 3625

Dear Mr. Goldman:

This office represents Marwan Rahman and F&M Realty Corporation. I am writing to you regarding my clients' application for Conditional Use Permit (number 3625).

My client owns the property located at 3650 Rubidoux Boulevard, Riverside, California. My client acquired such property in February, 2009. He did so with the sole purpose of converting the then existing structure to a market, which would include the sale of beer, wine, and distilled spirits for off premises consumption. The business intended was to be a market, something akin to a convenience store.

Prior to investing in the property, my client investigated with the planning department and advised that such use would be acceptable. My client was put into contact with Christian Hinojosa, with whom my client's representative, Mr. Hamdi, has been working with. Mr. Hinojosa advised my clients that the property would be acceptable for its intended use, which was to convert the property to a market with the sale of beer, wine, etc.

Based upon that initial investigation, my client invested substantial sums of money to purchase the property.

From that point forward, my client has been working with the County in an effort to meet County requirements, obtain the necessary permits and approvals, complete construction, and open for business. My client was initially asked for a minor plot plan, which was supplied, along with the requested filing fee of approximately \$500.00.



Ron Goldman  
*Re: CPU Application No. 3625 (Rahman)*  
June 10, 2010  
Page 2 of 4

After review, the County required various corrections. Subsequently, in a meeting with "Scott," my client was advised that approval would be forthcoming but that there would have to be revisions to the plans. Revised plans were thereafter submitted to the Building and Safety Department.

Building and Safety required additional corrections and revisions. My client arranged to pick up the plans, brought them back to the architect, and completed the requested revisions.

Mr. Hinojosa contacted my client's representative, Mr. Hamdi, to schedule a meeting. At that point, my client was told that he would have to restart from the beginning and submit paperwork to County Planning for conditional use permit. My client was requested to pay, and did pay, a fee of approximately \$10,000.00. The required paperwork was submitted.

Some months later, Mr. Hinojosa called and set up a meeting with representatives of various County Departments, all of whom were required to "sign off" on the project. The County advised what was needed to be accomplished to obtain approval from each department.

My client obtained the approvals of various departments. Each time, additional documentation was submitted to Mr. Hinojosa who indicated that things were proceeding smoothly.

At one point, there was some discussion regarding parking requirements; however, my client was assured that this was a minor issue that could be worked out. It was never identified as a serious issue or one that would jeopardize the project. Throughout this entire process, it was clear that my client intended to build a rather large facility, its use was fully disclosed, and plans were submitted on a number of occasions. Not once was my client informed that the facility would be too large or that the parking would be deemed inadequate.

Recently, the entire project has essentially come to a grinding halt. On May 6, 2010, Mr. Hinojosa sent a letter to my client, a copy of which is enclosed. The first point raised is the purported inadequacy of the planned parking. The letter states that, given the planned size of the facility, 44 parking spaces will be required but only 17 are available. Mr. Hinojosa now takes the position that the project that was initially proposed, and for which my client purchased the property, will not be approved.

This is an issue that could have been, should have been, and undoubtedly was recognized much earlier in the process. If this was going to be a problem, it should have been addressed early and conclusively. As it now stands, my client has expended hundreds of thousands of dollars in the property and for its development. The County was well aware,

Ron Goldman  
*Re: CPU Application No. 3625 (Rahman)*  
June 10, 2010  
Page 3 of 4

at all times, of the nature of my client's business plan. It did not, until May 6, 2010, advise that the parking was going to be a significant issue. On the contrary, my client was advised, through his representative, that any parking issues would be easily resolved.

The type of business proposed is like a convenience store. The clientele and customers of such business do not stay for extended periods of time. Rather, they park their vehicles, buy a few items, and leave after a few minutes. Although a substantial number of parking places may be required for businesses where customers stay for an extended time, it is rare that more than few cars at any given time will be parked in the parking lot at this business.

The parking currently available at the facility will be more than adequate to cover the expected activity at the business. My client operates several similar businesses and has significant experience with customer traffic patterns and the use of the parking lots. Among other things, if the parking lot is full, most customers will not even stop. In addition, with some modification, a few more parking places may be configured so as to provide additional parking. Accordingly, we request that the County reconsider its position and issue a variance, exception, or other special dispensation and waive or modify the parking requirement.

Reducing the total square footage for the facility as suggested by Mr. Hinojosa is also not a viable solution. To do so would be to virtually guarantee the failure of the business. There must be some sort of compromise available that will allow the business to operate and address any serious concerns the County may legitimately hold.

The second issue raised by Mr. Hinojosa is the liquor license. Although all communications have dealt with a market which sells alcohol, this has now become an issue at the eleventh hour. Mr. Hinojosa's letter suggests that the sale of alcohol from this premise would adversely impact the community in which it is situated. However, that same letter acknowledges that Stater Bros. has a store only 300 feet away. Such store possesses a similar license. It is difficult to comprehend how a large facility, such as a Stater Bros. markets (which will have significantly more traffic than my clients' business), could have less of an impact on the community than a small convenience market. Moreover, it is fundamentally unjust to require my client to eliminate the sale of alcohol from his business plan at such a late date. Had this been raised as an issue at the beginning, my client would not have purchased the facility, nor would he have spent many, many thousands of dollars in obtaining plans, undertaking submissions, and preparing to construct and operate the business.

It appears that the County, at the last minute, is changing its position and now refuses to allow my client to open a business that, previously, it was prepared to approve. The conditions imposed in Mr. Hinojosa's letter of May 6, 2010 are devastating to my client. If he were to attempt to comply with those requirements by reducing the size of the

Ron Goldman  
Re: CPU Application No. 3625 (Rahman)  
June 10, 2010  
Page 4 of 4

building, increasing the parking, and/or deleting the sale of alcoholic beverages from his business plan, the business will surely fail. Not only will my client lose the substantial sums of money already invested, the building will likely remain vacant and become blighted. This, I submit, would more severely adversely impact the community than allowing the business to operate.

Again, the nature of the business is such that the parking requirements will be minimal due to the relatively short time customers typically remain in the facility. In addition, given that Stater Bros. is closely situated, most customer will still patronize that store, thereby minimizing the traffic issue. Even if customers were diverted from Stater Bros. to my clients' business, the net effect would be virtually nothing because roughly the same number of vehicles would be traversing though the area.

I am writing to you at this time to invite a discussion so that we may find a way to work through these issues, secure my client's conditional use permit, allow him to open his business, and make beneficial use of this property. This would be a positive development not only for my client, but also the area in which the business is located.

It may be helpful to schedule a meeting to go over these issues so that we can discuss how my clients may move forward and to more clearly identify and address the County's concerns. We would much prefer to work out and negotiate a resolution, rather than have to become embroiled in a protracted legal battle. In that regard, I invite you to contact me to discuss scheduling a meeting so that we may address these issues.

I thank you in advance for your prompt attention to the foregoing.

Very truly yours,

GRANOWITZ, WHITE AND WEBER

  
STEVEN R. WEBER

SRW/ca

cc: Christian Hinojosa  
Marwan Rahman

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

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

DATE: May 6, 2010

TO: Marwan Rahman  
F & M Realty Corporation  
541 W. Marshall Boulevard  
San Bernardino, CA 92405

FROM: Riverside County Planning Department  
Christian Hinojosa, Project Planner

**RE: CONDITIONAL USE PERMIT NO. 3625**

Project Description:

The **Conditional Use Permit** proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,224.82 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 733 square feet to an existing 428 square foot laundromat with a total of 1,310.22 square feet; legalize an existing detached 813 square foot retail building that will remain and be used as a restaurant; modify existing building elevations with related improvements; add a total of 10% of landscaping; and 17 parking spaces.

Project Location: The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of Arbuckle School Road, and easterly of Rubidoux Boulevard. APN: 179-160-003

Dear Applicant:

After Planning reviewing the revised site plan (unofficially submitted on March 1, 2010) and conducting a project site visit on April 27, 2010, the following Planning and Redevelopment Agency (letter dated April 21, 2010) concerns/comments are still outstanding and have not been resolved as of this date:

1. Per Riverside County Ordinance No. 348, Section 18.12, parking calculations shall be 1 space per 200 square feet of gross floor area for freestanding convenience markets, liquor stores and supermarkets; 1 space per 250 square feet of gross floor area for laundries, self-serve; and 1 space per 45 square feet of serving area, PLUS 1 space per 2 employees for restaurants with the sale and consumption on the premises of food and beverages.

The project proposes 7,224.82 square feet of gross floor area for a convenience market, 1,310.22 square feet of gross floor area for a laundromat, and approximately 200 square feet of serving area for a restaurant for a total project parking requirement of 44 spaces. The project is providing a total of 17 parking spaces. The project is currently under parked by 27 parking

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  
(760) 863-8277 · Fax (760) 863-7555

---

spaces (61%). In order to meet the parking requirement, the proposed building square footage will need to be reduced significantly to meet Ordinance No. 348, Section 18.12. Off-Street Vehicle Parking.

2. The project proposes the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption for the proposed 7,224.82 square foot convenience market.

As a result of staff's field visit and additional review, the proposed liquor license may cause significant impact to the public's health, safety and welfare. Furthermore, it may cause an undue burden to vehicle traffic impacts to the surrounding land uses due to the following reasons:

- a. The project site is located within 100 feet south and west of existing and habited residences.
- b. Ina Arbuckle Elementary School is located within 400 feet east from the project site.
- c. Stater Bros. Supermarket currently operating with a type 21 liquor license is located within 300 feet south from the project site.


As such, the Planning Department and the Redevelopment Agency do not support the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption on the project due to a potential increase for vehicular accidents and a potential increase in criminal activity that would be in close proximity to the elementary school, residences and surrounding businesses.

3. In order to continue with the proposed project/entitlement, the Applicant shall meet all parking requirements per Riverside County Ordinance No. 348, Section 18.12 and remove the type 21 liquor license request from the project description.

Please address any Planning Department questions or concerns to [chinojos@rcplma.org](mailto:chinojos@rcplma.org) or call (951) 955-0972.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT  
Ron Goldman, Planning Director



---

Christian Rinojosa, Project Planner



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

**TO:** Christian Hinojosa, Planning Department  
CC: Charles Waltman, Claudia Steiding, John Field, Susan Swieca

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist

**DATE:** April 21, 2010

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments/Recommendation of Denial

**Case:** Conditional Use Permit 3625 [La Famosa Market – Rubidoux]

**Site Visit:** April 12, 2010

---

### PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit 3625 proposes to construct a La Famosa Market in the community of Rubidoux. The construction involves the addition of 984 sq. ft. to an existing 6,774 sq. ft. building and the addition of 733 sq. ft. to an existing 428 sq. ft. Laundromat. The conditional use permit also proposes the sale of beer, wine and distilled spirits for off-premise consumption (Type 21). The project site consists of 0.51 acres located northerly of Mission Boulevard, easterly of Rubidoux Boulevard, and southerly of Arbuckle School Road. There are currently two (2) structures on the project site, a single-story former hardware store and a single-story authorized water retail building. The zoning classification for the project site is Rubidoux-Village Commercial (R-VC) and the land use designation is Commercial Retail (CD: CR). The surrounding land uses include retail uses to the north and south, vacant land to the east, and single family residences and an auto parts shop to the west.

### REDEVELOPMENT PROJECT AREA(S)

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux sub-area).

### REDEVELOPMENT AGENCY COMMENTS:

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Rubidoux sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed



# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

Comprehensive Planning Review Comments  
Re: Conditional Use Permit 3625  
April 21, 2010  
Page 2

to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

### **Staff Analysis:**

After a review of the exhibits, including the site plans, etc, the proposed project is under parked. As currently proposed, the applicant offers 22 parking stalls, with 17 spaces located on the project site, and 5 spaces located along Rubidoux Boulevard. Using the parking calculation for the proposed use (general retail for freestanding convenience stores etc, 1 parking stall per 200 sq. ft. of gross floor area), the proposed project would need a minimum of 22 additional stalls to meet the requirement, bringing the total amount of parking spaces to 44 stalls. After a site visit conducted on April 12, 2010, the project site will be unable to accommodate the parking requirement unless the square footage of the proposed and existing buildings was reduced by a minimum of 4,500 sq. ft.

The applicant is also proposing the sale of alcoholic beverages for off-premise consumption (Type 21 permit). The project site is located within close proximity of an elementary school (Ina Arbuckle Elementary School). Considering the permit not only proposes the sale of beer and wine, but also hard liquor, the Redevelopment Agency considers this a negative issue related to the health, safety and welfare of the general public, particularly school-aged children. These negative issues include but are not limited to; a potential increase for vehicular accidents and a potential increase in criminal activity that would be in close proximity to the elementary school.

As such, the Redevelopment Agency does **not** support Conditional Use Permit 3625 for the following reasons:

1. The proposed project is under parked. The project site is unable to accommodate the minimum parking requirement as currently proposed.
2. The sale of alcoholic beverages for off-premise consumption may negatively impact the surrounding area due to a potential increase in criminal activity. This is of special concern due to the close proximity of the proposed project to an elementary school.

**Based on the above discussion, the RDA respectfully recommends that Conditional Use Permit 3625 be denied.**

08/16/10  
09:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

E HEALTH DEPARTMENT

5.E HEALTH. 1                      DRT - CORRECTIONS                      REQUIRED

The applicant must address the following issues:

a) Provide proof of current water and sewer service from the appropriate utility company (i.e. current water and sewer bill, "will-serve" letter, etc.)

b) Contact District Environmental Services (DES) regarding food facility plan check requirements at (951) 358-5172. Written verification from DES confirming submittal of food facility plans for review is required.

PLANNING DEPARTMENT

5.PLANNING. 1                      DRT LANDSCAPE P/C1 7-27-09                      REQUIRED

July 27, 2009

TO:Christian Hinojosa

FROM:Rod Kaihara Landscape Planner (951) 955-5133

RE: CUP03625 La Famosa Market #6 Conceptual Plan Check #1

The following are comments concerning this case:

No landscape plans submitted. Please submit landscape plans drawn by a licensed Landscape Architect.

Rod Kaihara  
Landscape Planner

5.PLANNING. 3                      DRT - 1ST CORRECTION LETTER                      REQUIRED

Planning Department Comments:

NOTE: All comments are in addition to, and intended to compliment Ordinance 348, 460, and all other County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted/identified in this comment letter.

Exhibit Comments:



CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3                   DRT - 1ST CORRECTION LETTER (cont.)                   REQUIRED

On Exhibit A, (Site Plan) dated 07/23/09:

1. See attached application checklist requirements and provide the highlighted missing elements.
2. Revise the exhibit to include the project title (e.g. Conditional Use Permit No. 3625).
3. The site shall be designed consistent with the Rubidoux Village Design Workbook Guidelines.
4. Provide a decorative trellis above the proposed trash enclosure. The trash enclosure shall be screened by landscaping or architectural features in such a manner so as not to create an aesthetically offensive site.
5. If transformers proposed, show a typical transformer section detail, all transformers shall be densely screened with landscaping or combination of screen wall and landscaping or be located out of public view from the street/prominent areas of the site.
6. Per Riverside County Ordinance No. 348, all planters shall be a minimum of 5' wide and a minimum of 25 sq. ft. as previously requested.
7. Per Riverside County Ordinance No. 348, Section 18.12, 10% of the project site shall be landscaped. In addition, 30% of the parking area shall be shaded, 5% of the interior parking area shall be landscaped, and a minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaping strip shall not include landscaping located within the street right-of-way.
8. Per Riverside County Ordinance No. 348, Section 18.12, all single accessible parking spaces shall be 14 feet wide and outlined to provide a nine foot wide parking space and a five foot wide loading/unloading area. Dimensions of parking stalls on a 45 degree parking space shall be: 9 ft. x 19 ft.; end stall: 12.8 ft x 19 ft.
9. Per Riverside County Ordinance No. 348, no parking space shall be located within three feet of any property line. No parking space located on driveways providing direct access to a street shall be located closer than 30 feet from the property line at the right-of-way. Revise the exhibit so that it is consistent with the above mentioned requirement.
10. The revised exhibit shall note whether or not any flammable/combustible liquids and waste oil both above and below ground are located within project site. If said substances are present within project site, the amount and

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5. PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) REQUIRED

location shall be noted as previously requested.

11. Show a typical section detail of the grease interceptor, the grease interceptor shall be located out of public view from the street/prominent areas of the site.

12. The project site is located within the Jurupa Redevelopment Project Area; as such, review and comment from the Riverside County Economic Development Agency (EDA) is required. This project has been routed to the EDA for review and comment; once their comments are finalized they will be provided to the applicant.

On Exhibit B, (Elevations):

13. Provide project elevation exhibits. The elevations shall include the information listed on items 1 through 7 of the Land Use Application Matrix. In addition, architectural elevations shall include scaled drawings of all sides of all buildings with dimensions indicating proposed and existing heights, and any proposed or existing wall signs, HVAC equipment, solar equipment or other equipment mounted on exterior walls or roof. A Conceptual Sign Program can be presented on the building architectural elevations or as a separate exhibit. No landscaping, figures, or other presentation decorations shall be illustrated on the building elevations.

14. Provide building/wall sections to show architectural details.

15. On the proposed elevation, provide an architectural concept that creates any of the following three (3) styles: Monterey, Spanish Revival, and Irving Gill subject to the architectural themes illustrated in the Rubidoux Village Design Workbook. Propose multiple/alternative architectural elevations, if possible. This will provide architectural consistency on all existing and proposed buildings promoting a cohesive, unified planning of development to surrounding urban development and/or urban entitlements that have been approved or are currently being processed through the County of Riverside.

16. Mechanical equipment exposed to public views may be required to be enclosed in a building, and roof-mounted accessory equipment must be screened from ground elevation view to a minimum sight distance of 1,320 feet.

17. Provide color elevations of all proposed lighting fixtures used for directional, accent, building, parking lot lighting, etc.

18. Provide one (1) set of Colored Elevations for the

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5. PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

proposed CUP in conjunction with the Color & Materials Board in order for the Planning Department to properly review the color scheme of the proposed structures.

On Exhibit C, (Floor Plans) dated 07/23/09:

19. Compare the floor plans to elevations to ensure door and window locations match. If they don't match, it may result in a difficulty obtaining building permits.

On Exhibit H, (Line of Sight):

20. Provide a line of sight from Rubidoux Boulevard into the project site showing outside storage, service areas, and roof mounted equipment screened by structures and/or landscaping from the public's view.

On Exhibit M, (Project Colors and Materials):

21. Provide a Color and Materials Board which shall include, roofing materials, colors swatches, window trimmings, window style, fascia, awnings, trellises, etc. Provide such items on a foam board and five (5) colored copies on normal paper on either 11" x 17" or 8 1/2" x 11".

On Exhibit P, (Photometric Exhibit):

22. Provide a lighting plan that shows all proposed lighting locations for directional, accent, building, parking lot lighting, etc. All lighting fixtures, including spot lights, electrical reflectors, and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.

On Exhibit S, (Signage Program):

23. Provide a Signage Program that includes type and location of all directional signage, pylon signs, monument signs, and tenant signs. Signage plans shall adhere to Ordinance 348. Refer to the standards and guidelines contained in the Rubidoux Village Sign Program (Section 19.8 of this ordinance). Provide focused plot plans and elevations in the 11" x 17" or 8 1/2" x 11" booklet for each monument sign with respect to the landscaping and site

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 3 DRT - 1ST CORRECTION LETTER (cont.) (cont.) (REQUIRED

design from the use permit. Each focused plot plan and elevation must show how the sign blends in with the true surrounding design features of the use permit and must call out the materials and colors. It is strongly recommended that affixed signage be included within the sign program as previously requested.

Required Studies and Plans:

The following studies shall be filed upon resubmittal:

- 1.A Photometric Study
- 2.Line of Sight

The following plans shall be included upon resubmittal:

- 3.Site Plan
- 4.Floor Plans
- 5.Elevations
- 6.Landscaping Plans
- 7.Lighting plan
- 8.Signage Program
- 9.Color and Materials Board

Please address any Planning Department questions or concerns to [chinojos@rctlma.org](mailto:chinojos@rctlma.org) or call (951) 955-0972.

Christian Hinojosa, Project Planner

5.PLANNING. 4 DRT - GEOLOGIST'S COMMENTS (REQUIRED

PRIOR TO SCHEDULING THIS PROJECT FOR A PUBLIC HEARING/ACTION, THE FOLLOWING REPORT SHALL BE SUBMITTED TO AND APPROVED BY THE COUNTY GEOLOGIST:

As the proposed project contemplates conversion of existing structures to a new use, the applicant shall submit a study detailing the evaluation of the site and existing structures relative to the proposed use. The evaluation report shall address all geologic hazards that could potentially affect the existing structures and the intended use of those structures. The evaluation report shall address the suitability of the existing structures relative to the proposed use (i.e. the structures are safe and suitable for the intended use and/or the structures require mitigation/retrofitting relative to geologic hazards

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.PLANNING. 4 DRT - GEOLOGIST'S COMMENTS (cont.) REQUIRED

potential, etc.). The report should provide recommendations for additional data collection and/or required structural improvements, as appropriate. The evaluation shall be performed by a qualified and licensed engineer in conjunction with a qualified and licensed geologist and/or geotechnical engineer, as appropriate.

The report shall be reviewed and approved by the County Engineering Geologist prior to scheduling this case for a public hearing.

Note: acquisition of a County geologic report (GEO) number and submittal of review fees is required (DBF estimate is \$1224.00 for the .51-acre proposed project). All reports (2 wet-signed original copies), Planning Geologic Report application (case sub-type GEO3) and deposit base fee payment should be submitted, in person by the applicant or his/her representative, at one of the County's three main offices (Riverside, Palm Desert, Murrieta). These items should be submitted at the Land Use counter. Reports and payment should not be given to the Planner or County Geologist directly.

The applicant and their consultant should also be aware that County Ordinance 457.98 requires a grading permit for any exploratory excavations consisting of 1000 cubic yards or greater in any one location of one acre or more. This applies to all trenching, borings and any access road clearing/construction that may be necessary.

TRANS DEPARTMENT

5.TRANS. 1 DRT-NEED AMD#1 08-19-09 REQUIRED

These are comments only and are not to be construed as Conditions of Approval.

These comments (correction list) are to be considered replaced by subsequent amended map comments (if any).

1. Make the following revisions and resubmit Amended No. 1 exhibit.
2. You may visit the Transportation Department Web site for additional information, standards, ordinances, and policies at <http://rctlma.org/trans/>.

08/16/10  
09:35

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 7

CONDITIONAL USE PERMIT Case #: CUP03625

Parcel: 179-160-003

5. DRT CORRECTIONS REQUIRED

5.TRANS. 1                      DRT-NEED AMD#1 08-19-09 (cont.)                      REQUIRED

3. Provide the complete legal description with the Township, Range, and Section (T2S, R5W, Section 16).
4. List all easements of record by map or instrument number. If no easements exist, state so on the map.
5. Provide typical section for Rubidoux Boulevard showing existing improvements and right-of-way and proposed right-of-way.
6. Rubidoux Boulevard is a General Plan highway designated as an Arterial Highway. Show and label existing improvements and proposed half-width right-of-way per Riverside County Standard No. 92, Ordinance 461 on 64' half-width right-of-way. Provide a typical section to reflect the existing improvements and proposed half-width 64' right-of-way.
7. Show and label project number on next exhibit. (CUP3625)
8. Please verify and/or update the exhibit with the current contact information for the applicant and engineer. Please include their respective fax numbers and e-mail addresses.

Should you have any questions, please contact Tesfu Tadesse at (951) 955-3789. Our fax number is (951) 955-0049.

TT:rg

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

**APPLICATION FOR LAND USE AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

*CC005696*

- PLOT PLAN       **CONDITIONAL USE PERMIT**       TEMPORARY USE PERMIT  
 REVISED PERMIT       PUBLIC USE PERMIT       VARIANCE

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: *CUPO3625*      DATE SUBMITTED: *7-8-09*

**APPLICATION INFORMATION**      *EA42189*      *EA CFG 05545*

Applicant's Name: *F B M Realty Corp - Marwan Rahman.*      E-Mail: \_\_\_\_\_

Mailing Address: *541 W. Marshall Blvd.*  
*San Bernardino CA 92405*  
City      State      ZIP

Daytime Phone No: *(909) 659-8935*      Fax No: *(909) 881-6600*

Engineer/Representative's Name: *Bruce Rudman*      E-Mail: *Bruce@Architects-Engineers.net*

Mailing Address: *11301 Olympic Blvd Suite # 541*  
*Los Angeles CA 90064*  
City      State      ZIP

Daytime Phone No: *(310) 393-2727*      Fax No: *(734) 592-2727*

Property Owner's Name: *Marwan Rahman*      E-Mail: *Marwan 92405 @ Hotmail.com*

Mailing Address: *541 W. Marshall Blvd.*  
*San Bernardino CA 92405*  
City      State      ZIP

Daytime Phone No: *(909) 659-8935*      Fax No: *(909) 881-6600*

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.

MARWAH Rahman      [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.

MARWAH Rahman      [Signature]  
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): 179-160-003

Section: 16      Township: 25      Range: 5W

Approximate Gross Acreage: .51

General location (nearby or cross streets): North of Mission Blvd., South of 34<sup>th</sup> ST, East of Pontiac Ave, West of Packard St.

Thomas Brothers map, edition year, page number, and coordinates: 2004 / Pg: 685 / D2



**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):

market and a laundromat w liquor sales

Related cases filed in conjunction with this request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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) \_\_\_\_\_

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

Is sewer service available at the site? Yes  No

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

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: \_\_\_\_\_

Estimated amount of fill = cubic yards \_\_\_\_\_

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

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

Is the development proposal 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 development project area 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) \_\_\_\_\_ Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	La Famosa Market #6 Rubidoux
<b>Project Location:</b>	3650 Rubidoux Blvd. Riverside CA 92509
<b>Project Description</b>	Market

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf](http://www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  
within the Santa Margarita River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	La Famosa Market #6 Rubidoux
<b>Project Location:</b>	3650 Rubidoux Blvd. Riverside CA 92509
<b>Project Description</b>	Market

<b>Proposed Project Consists of or Includes:</b>	<b>Yes</b>	<b>No</b>
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input type="checkbox"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Automotive repair shops.</b> Includes facilities characterized by any one of the following Standard Industrial Classification (SIC) codes: 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, or 7539.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Restaurants:</b> A facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC code 5812), where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Parking lots of 5,000 square feet or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/nwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/nwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

## 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. 3625** – CEQA Exempt – Applicant: F & M Realty Corp. – Engineer/Representative: Bruce Rudman Architects & Engineers – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard – 0.51 Gross Acre – Zoning: Rubidoux-Village Commercial (R-VC), Center – **REQUEST:** The Conditional Use Permit proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces. – APN: 179-160-003. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: September 15, 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 Christian Hinojosa, Project Planner at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@rctlma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.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 Thursday, 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: Christian Hinojosa  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 8/5/2010,

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

APN (s) or case numbers CUP03625 For

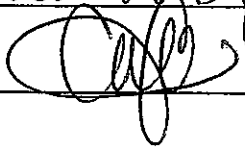
Company or Individual's Name Planning Department,

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

*checked by:*  


TITLE GIS Analyst

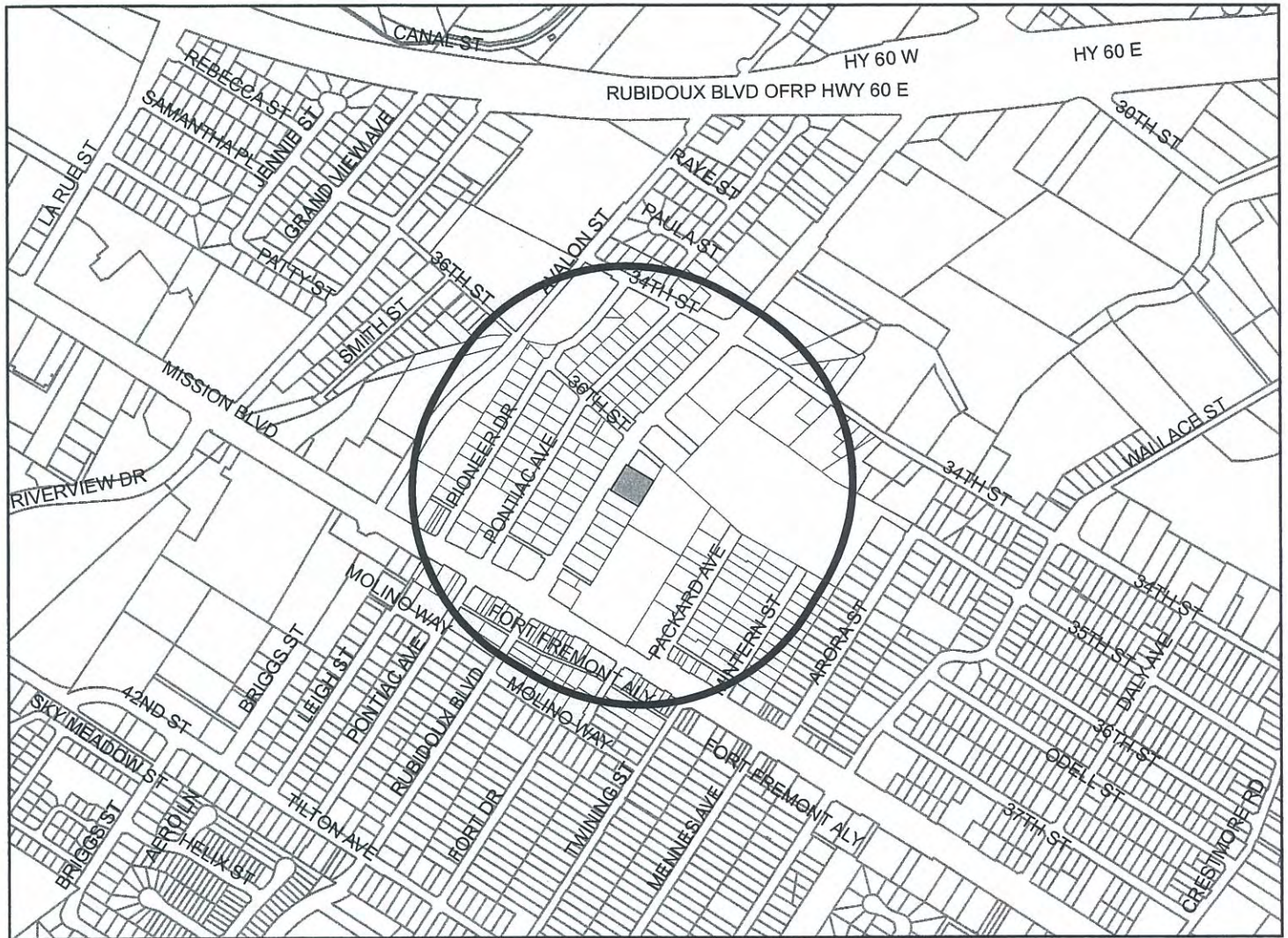
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

*exp. 2/5/10*

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

# 1000 feet buffer



## Selected Parcels

179-122-017	179-102-005	179-103-007	179-102-009	179-112-024	179-112-023	179-122-009	179-122-029	179-201-001	179-201-002
179-103-014	179-103-002	181-053-024	181-053-029	181-053-013	181-053-012	179-202-024	179-103-015	179-201-011	181-053-035
179-121-016	179-211-008	179-102-010	179-121-012	179-103-021	179-201-036	179-103-005	179-092-019	179-122-016	179-160-031
179-201-033	179-122-005	179-122-003	179-122-004	179-122-002	179-201-028	179-150-014	179-160-028	179-121-015	179-201-032
179-202-019	181-061-024	179-103-020	179-112-003	179-201-003	179-202-021	179-202-015	181-053-006	181-061-010	181-061-011
181-061-020	179-122-027	179-121-025	179-121-024	179-202-026	179-202-022	179-112-014	179-121-020	181-061-027	179-121-017
179-111-013	179-112-006	179-122-008	179-201-007	179-201-012	179-102-003	179-121-011	179-101-001	179-092-021	179-160-030
179-102-015	179-122-011	179-211-010	181-053-028	179-121-007	179-112-007	179-103-001	179-093-018	179-093-019	179-122-018
179-160-033	179-201-006	179-112-010	179-102-007	179-140-013	179-140-011	179-103-010	181-051-018	179-122-007	179-121-018

rest 90 parcels shown



1,100 550 0 1,100 Feet

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: 179122017, ASMT: 179122017  
AARON RAMIREZ  
3639 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179201002, ASMT: 179201002  
AL JING HSIEH, ETAL  
17011 POST OAK LN  
FONTANA CA 92337

APN: 179102005, ASMT: 179102005  
ABRAHAM GONZALEZ, ETAL  
3560 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179103014, ASMT: 179103014  
ALBERT SALCIDO, ETAL  
3567 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179103007, ASMT: 179103007  
ADALBERTO LLAMAS  
3526 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179103002, ASMT: 179103002  
ALFREDO JAUREGUI, ETAL  
3446 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179102009, ASMT: 179102009  
ADALBERTO LLAMAS, ETAL  
3551 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181053012, ASMT: 181053012  
ALICE PHILOK JEONG, ETAL  
P O BOX 886  
FONTANA CA 92334

APN: 179112023, ASMT: 179112023  
ADIB J MILBES  
9110 MIGONETTE ST  
ALTA LOMA CA 91701

APN: 179202024, ASMT: 179202024  
ALICIA H ARCE  
3726 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179122009, ASMT: 179122009  
ADOLFO TRUJILLO  
3658 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179103015, ASMT: 179103015  
ANASTACIO TORRES, ETAL  
15264 MURRAY AVE  
CHINO HILLS CA 91709

APN: 179122029, ASMT: 179122029  
ADRIAN G FIFE  
3617 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179201011, ASMT: 179201011  
ANGEL DURAN, ETAL  
C/O SHELLEY GUERRERO  
6845 36TH ST  
RIVERSIDE CA 92509



APN: 181053035, ASMT: 181053035  
ANN M BANARES  
5581 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 179103005, ASMT: 179103005  
BEHROUZ RAJAE  
P O BOX 1238  
GUASTI CA 91743

APN: 179121016, ASMT: 179121016  
ANTONIO PADILLA, ETAL  
4633 CAMBRIDGE CT  
RIVERSIDE CA 92509

APN: 179092019, ASMT: 179092019  
BERNARDINO MARTINEZ  
5657 34TH ST  
RIVERSIDE CA. 92509

APN: 1791211008, ASMT: 1791211008  
ARTHUR D DIAZ  
4480 FAIRBANKS AVE  
RIVERSIDE CA 92509

APN: 179122016, ASMT: 179122016  
BERNARDO SANDOVAL, ETAL  
6333 W CHICKASAW ST  
PHOENIX AZ 85043

APN: 179102010, ASMT: 179102010  
ARTURO CORNEJO, ETAL  
3531 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179160031, ASMT: 179160031  
BRIAN BREHM, ETAL  
C/O COLLEEN BREHAM  
5625 CAMINO DE BRYANT  
YORBA LINDA CA 92887

APN: 179121012, ASMT: 179121012  
ARTURO TAPIA FIGUEROA, ETAL  
3612 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179201033, ASMT: 179201033  
BULMARO CHAVEZ VILLA  
3652 PACKARD ST  
RIVERSIDE CA. 92509

APN: 179103021, ASMT: 179103021  
ARTURO VALLE BENITEZ  
3423 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179122002, ASMT: 179122002  
CALLIS HERBERT, ETAL  
CALLIS F HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA 92509

APN: 179201036, ASMT: 179201036  
AVITH E GASPAR  
3644 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179201028, ASMT: 179201028  
CARLOS ESPELETA  
3608 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179150014, ASMT: 179150014  
CARLOS JAIME FLORES, ETAL  
5566 34TH ST  
RIVERSIDE CA 92509

APN: 179112003, ASMT: 179112003  
CLAIR L KINTIGH  
3640 AVALON ST  
RIVERSIDE CA. 92509

APN: 179160028, ASMT: 179160028  
CAROL NEWMAN  
3713 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179201003, ASMT: 179201003  
CONSUELO M PEREZ MURILLO  
3747 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179121015, ASMT: 179121015  
CECILIO V JIMENEZ, ETAL  
3627 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179202021, ASMT: 179202021  
DARRYL D WALKER, ETAL  
10420 CHARLESTON DR  
RIVERSIDE CA 92503

APN: 179201032, ASMT: 179201032  
CELSO B VILLA, ETAL  
3624 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179202015, ASMT: 179202015  
DAVID A MCNIEL  
4478 4TH ST  
RIVERSIDE CA 92501

APN: 179202019, ASMT: 179202019  
CELSO ORTIZ  
3664 MINTERN ST  
RIVERSIDE CA. 92509

APN: 181053006, ASMT: 181053006  
DAVID GUARACHA, ETAL  
6550 VAN BUREN BLV NO C  
RIVERSIDE CA 92503

APN: 181061024, ASMT: 181061024  
CHARLES J COX, ETAL  
5506 MISSION BLV  
RIVERSIDE CA. 92509

APN: 181061020, ASMT: 181061020  
DAVID W SANDERS, ETAL  
5208 TRAIL ST  
NORCO CA 92860

APN: 179103020, ASMT: 179103020  
CHURCH OF GOD  
3441 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179122027, ASMT: 179122027  
DAYCO FUNDING CORP, ETAL  
C/O LUXOR PROPERTIES INC  
4751 WILSHIRE BLVD NO 203  
LOS ANGELES CA 90010

APN: 179121024, ASMT: 179121024  
DENNIS W FOSDICK, ETAL  
3131 10TH ST  
RIVERSIDE CA 92507

APN: 179111013, ASMT: 179111013  
ELIZABETH STEWART  
4479 PEDLEY RD  
RIVERSIDE CA 92509

APN: 179202026, ASMT: 179202026  
DOLORES ANDRADE, ETAL  
3752 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179112006, ASMT: 179112006  
EMILY SOLIZ  
3617 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179202022, ASMT: 179202022  
DONALD L SCHROEDER, ETAL  
3700 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179122008, ASMT: 179122008  
ENRIQUE MONARES, ETAL  
3670 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179112014, ASMT: 179112014  
DORIS A KEPPLER, ETAL  
3707 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179201007, ASMT: 179201007  
EPITACIA MEZA  
3687 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179121020, ASMT: 179121020  
DORIS F COOK, ETAL  
C/O CALLIS HERBERT  
3730 PONTIAC AVE  
RIVERSIDE CA 92509

APN: 179201012, ASMT: 179201012  
ESPERANZA LOPEZ  
3625 MINTERN ST  
RIVERSIDE CA. 92509

APN: 181061027, ASMT: 181061027  
EDGAR AGUILAR, ETAL  
3070 SHADE TREE LN  
RIVERSIDE CA 92503

APN: 179102003, ASMT: 179102003  
ESTHER SIMONSEN  
35150 LOS ALAMOS RD  
MURRIETA CA 92563

APN: 179121017, ASMT: 179121017  
ELIAZAR ORTIZ, ETAL  
3651 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179121011, ASMT: 179121011  
FANNIE MAE  
C/O CHASE HOME FINANCE  
3415 VISION DR  
COLUMBUS OH 43219

APN: 179101001, ASMT: 179101001  
FEDERAL NATL MORTRGAGE ASSN  
C/O REO DEPT  
1000 TECHNOLOGY DR  
OFALLON MO 63368

APN: 179112007, ASMT: 179112007  
GILBERTO CERVANTES, ETAL  
3629 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179092021, ASMT: 179092021  
FILBERTO GONZALEZ  
5667 34TH ST  
RIVERSIDE CA. 92509

APN: 179103001, ASMT: 179103001  
GREGORY WALTER TIMMONS  
4654 PORTOFINO CIR  
CYPRESS CA 90630

APN: 179160030, ASMT: 179160030  
FRANCISCO F RAMIREZ  
3651 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179093019, ASMT: 179093019  
GROUP II AZUSA PROP  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91731

APN: 179102015, ASMT: 179102015  
FRANCISCO JOYA  
3435 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179122018, ASMT: 179122018  
GUIDO MERCADO  
3665 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179122011, ASMT: 179122011  
FRANCISCO SALCIDO  
3628 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179160033, ASMT: 179160033  
HAE SOUNG KIM, ETAL  
9854 CANBY AVE  
NORTHRIDGE CA 91325

APN: 181053028, ASMT: 181053028  
GABRIEL PORRAS, ETAL  
913 S IRA CT  
ANAHEIM CA 92804

APN: 179201006, ASMT: 179201006  
HAO WANG  
3701 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179121007, ASMT: 179121007  
GEORGE LOYA, ETAL  
4134 OLDENBURG ST  
RIVERSIDE CA 92509

APN: 179112010, ASMT: 179112010  
HEE Y OH, ETAL  
16154 ELZA DR  
HACIENDA HEIGHTS CA 91745

APN: 179102007, ASMT: 179102007  
HILARIO CABALLERO, ETAL  
3595 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179102002, ASMT: 179102002  
JACK LAFFERTY  
5660 34TH ST  
RIVERSIDE CA 92509

APN: 179140011, ASMT: 179140011  
HOUSING AUTHORITY OF COUNTY OF RIVERSIDE  
3640 9TH ST  
RIVERSIDE CA 92501

APN: 181053009, ASMT: 181053009  
JALISCO INTERNATIONAL CORP  
5576 MISSION BLV  
RIVERSIDE CA. 92509

APN: 179103010, ASMT: 179103010  
HUGO BARBA, ETAL  
3596 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179160020, ASMT: 179160020  
JAMESLANE ASSOC LTD PARTNERSHIP, ETAL  
C/O STATER BROS MARKETS  
P O BOX 150  
COLTON CA 92324

APN: 181051018, ASMT: 181051018  
IDA E BARR  
27121 VINEWOOD PL  
MORENO VALLEY CA 92555

APN: 179112005, ASMT: 179112005  
JASMINE MORENO  
1021 TALCEY TER  
RIVERSIDE CA 92506

APN: 179122007, ASMT: 179122007  
ISMAEL N RAMIREZ  
3688 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179121009, ASMT: 179121009  
JAVIER GUZMAN  
3646 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179121018, ASMT: 179121018  
ISRAEL R GARCIA, ETAL  
2342 WISTERIA CT  
HEMET CA 92545

APN: 179122021, ASMT: 179122021  
JAVIER L TAPIA  
3697 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179201038, ASMT: 179201038  
J JESUS R JIMENEZ, ETAL  
12258 CAMBRIAN CT  
ARTESIA CA 90701

APN: 181052020, ASMT: 181052020  
JESUS JIMENEZ, ETAL  
1301 N MAIN ST  
SANTA ANA CA 92705

APN: 179122028, ASMT: 179122028  
JIM KAIRIS, ETAL  
1821 ROSEDALE AVE  
COLTON CA 92324

APN: 179111007, ASMT: 179111007  
JOSE L M LOPEZ, ETAL  
1829 MARLBOROUGH AVE  
RIVERSIDE CA 92507

APN: 179121027, ASMT: 179121027  
JOHN A ADLER, ETAL  
C/O DAVID C ADLER  
16 COSTA DEL SOL  
DANA POINT CA 92629

APN: 179112011, ASMT: 179112011  
JOSE LUIS SANDOVAL, ETAL  
3671 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179121026, ASMT: 179121026  
JOHN D KARAGIAS, ETAL  
5645 MISSION BLV  
RIVERSIDE CA. 92509

APN: 179122025, ASMT: 179122025  
JOSE M SANCHEZ, ETAL  
1474 RIPCHAK SE  
CORONA CA 92879

APN: 179121023, ASMT: 179121023  
JOHN D KARAGIAS, ETAL  
16518 FRANCISQUITO AVE  
LA PUENTE CA 91744

APN: 179202018, ASMT: 179202018  
JOSE PALOMO  
3650 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179160012, ASMT: 179160012  
JORGE RICO  
3720 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181061021, ASMT: 181061021  
JOSE S GARCIA, ETAL  
3962 TWINING ST  
RIVERSIDE CA 92509

APN: 179201009, ASMT: 179201009  
JORGE VILLA, ETAL  
3663 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179092018, ASMT: 179092018  
JOVITA A MATA  
5653 34TH ST  
RIVERSIDE CA. 92509

APN: 179121013, ASMT: 179121013  
JOSE A GONZALEZ, ETAL  
3607 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179103011, ASMT: 179103011  
JOVITA MARTINEZ  
28220 WAR ADMIRAL  
MORENO VALLEY CA 92555

APN: 179122006, ASMT: 179122006  
JUAN C CARRILLO, ETAL  
3706 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179103009, ASMT: 179103009  
JULIO BANUELOS  
3572 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179201034, ASMT: 179201034  
JUAN HERNANDEZ  
3762 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179104007, ASMT: 179104007  
KAHN IGNAT II  
C/O CLIFFORD KAHN  
2 VIA DEL TESORO  
SAN CLEMENTE CA 92673

APN: 179150005, ASMT: 179150005  
JUAN HERRERA  
5516 34TH ST  
RIVERSIDE CA. 92509

APN: 179201004, ASMT: 179201004  
KEARY WALTZ  
3729 MINTERN ST  
RIVERSIDE CA. 92509

APN: 181053021, ASMT: 181053021  
JUAN M CONSTANTINO  
5575 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 179122020, ASMT: 179122020  
KHANH TRAN  
3685 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179201037, ASMT: 179201037  
JUAN RAMIREZ  
3696 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179211012, ASMT: 179211012  
KYUNG KUN LEE  
5527 MISSION BLV  
RIVERSIDE CA 92509

APN: 179112013, ASMT: 179112013  
JUAN RUIZ, ETAL  
3697 PIONEER DR  
RIVERSIDE CA. 92509

APN: 181061022, ASMT: 181061022  
L G AURORA HOLDINGS  
C/O AURORA L GUILLEN  
26470 WILLOWDALE CT  
MORENO VALLEY CA 92555

APN: 179122013, ASMT: 179122013  
JUAN VIURQUIS  
3614 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181053014, ASMT: 181053014  
LARRY D WILSON  
24265 SUNNYMEAD BLV  
MORENO VALLEY CA 92553

APN: 179092020, ASMT: 179092020  
LAURA ELENA THOMPSON  
5663 34TH ST  
RIVERSIDE CA. 92509

APN: 179122022, ASMT: 179122022  
MAGDALENA GODINEZ  
3709 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181053027, ASMT: 181053027  
LAURA MACLEOD, ETAL  
STE 207  
3633 CAMINO DEL RIO S  
SAN DIEGO CA 92108

APN: 179150007, ASMT: 179150007  
MANUEL ALCARAZ, ETAL  
5506 34TH ST  
RIVERSIDE CA. 92509

APN: 179140007, ASMT: 179140007  
LEOEL GONZALEZ, ETAL  
5545 34TH ST  
RIVERSIDE CA. 92509

APN: 179150006, ASMT: 179150006  
MANUEL ALCARAZ, ETAL  
2458 HALL AVE  
RIVERSIDE CA 92509

APN: 179201013, ASMT: 179201013  
LEON BEIRD, ETAL  
C/O TAX SVC  
6185 MAGNOLIA AVE NO 166  
RIVERSIDE CA 92506

APN: 179103004, ASMT: 179103004  
MANUEL PADILLA, ETAL  
3480 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179140006, ASMT: 179140006  
LEONEL GONZALEZ, ETAL  
5553 34TH ST  
RIVERSIDE CA. 92509

APN: 179103019, ASMT: 179103019  
MARCIANO CORNEJO, ETAL  
11785 CRICKET DR  
BLOOMINGTON CA 92316

APN: 179121014, ASMT: 179121014  
LUCIANO ULTRERAS, ETAL  
3711 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179102004, ASMT: 179102004  
MARGARET PETRIE  
3520 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179202025, ASMT: 179202025  
MAAS INV PROP  
C/O MARVIN R MAAS  
P O BOX 3707  
COSTA MESA CA 92628

APN: 179122023, ASMT: 179122023  
MARIA EVA RAMIREZ  
6825 COMSTOCK AVE  
RIVERSIDE CA 92503



APN: 179140005, ASMT: 179140005  
MARIA G RAMIREZ  
5557 34TH ST  
RIVERSIDE CA 92509

APN: 179160025, ASMT: 179160025  
MGA & P INTER COMMON SHARED REF SYSTEMS CO  
C/O FLORENCE M NEGLIA  
5856 SUNSET RANCH RD  
RIVERSIDE CA 92506

APN: 179111005, ASMT: 179111005  
MARIA L VELASCO, ETAL  
C/O CARLOS J VELASCO  
620 DE SALES ST  
SAN GABRIEL CA 91775

APN: 179201008, ASMT: 179201008  
MICHAEL FEY  
3675 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179103016, ASMT: 179103016  
MARIE G HAMILTON  
3505 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181053018, ASMT: 181053018  
MIGUEL RIOS, ETAL  
3848 RUBIDOUX BLV  
RIVERSIDE CA 92509

APN: 179103013, ASMT: 179103013  
MARIO R MARROQUIN, ETAL  
3577 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179112022, ASMT: 179112022  
MISSION OAKS NATL BANK  
41530 ENTERPRISE S NO 100  
TEMECULA CA 92590

APN: 179122010, ASMT: 179122010  
MARIO SANCHEZ, ETAL  
3648 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181053034, ASMT: 181053034  
MOEZ  
C/O M TAHAMI  
P O BOX 9381  
BREA CA 92822

APN: 179160003, ASMT: 179160003  
MARWAN RAHMAN, ETAL  
541 W MARSHALL BLV  
SAN BERNARDINO CA 92404

APN: 181053031, ASMT: 181053031  
MORENO FAMILY TRUST  
5592 MISSION BLV  
RIVERSIDE CA 92509

APN: 179102011, ASMT: 179102011  
MARY VIDALES  
3509 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179121004, ASMT: 179121004  
MP OPPORTUNITY PARTNERS I  
3704 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179160027, ASMT: 179160027  
NATHAN ADAM ESTRADA  
8429 BELLMORE ST  
RIVERSIDE CA 92509

APN: 179112002, ASMT: 179112002  
ORANGE LEMON LTD PARTNERSHIP  
430 ORANGE HEIGHTS LN  
CORONA CA 92882

APN: 179101002, ASMT: 179101002  
NATL MANAGEMENT INC  
P O BOX 347240  
SAN FRANCISCO CA 94134

APN: 179112009, ASMT: 179112009  
PABLO VIRGEN  
3651 PIONEER DR  
RIVERSIDE CA. 92509

APN: 181051017, ASMT: 181051017  
NICHOLAS E RENNA, ETAL  
19189 HITCHING POST PL  
RIVERSIDE CA 92508

APN: 179112008, ASMT: 179112008  
PEDRO GONZALEZ ARREDONDO  
3641 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179102008, ASMT: 179102008  
NICOLAS CERVANTES VASQUEZ  
3575 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179150003, ASMT: 179150003  
PENTECOSTAL CHURCH OF GOD OF AMERICA  
C/O PASTOR ROBERT RICH  
5530 34TH ST  
RIVERSIDE CA. 92509

APN: 179202023, ASMT: 179202023  
NICOLE HITCHCOCK  
3729 MINTERN ST  
RIVERSIDE CA 92509

APN: 179160006, ASMT: 179160006  
PETER JAMES OGLEY  
2196 NAVARRO AVE  
ALTADENA CA 91001

APN: 179103006, ASMT: 179103006  
NOE JAUREGUI DOMINGUEZ, ETAL  
3516 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179160034, ASMT: 179160034  
PRIME STAR PROP  
C/O STEVEN PARKER  
1490 RIMROAD DR  
RIVERSIDE CA 92506

APN: 179103022, ASMT: 179103022  
NOEL L GRAHAM  
3587 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179103008, ASMT: 179103008  
RAMON GONZALEZ, ETAL  
3550 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179111012, ASMT: 179111012  
RAUL C SOTO  
5718 36TH ST  
RUBIDOUX CA 92509

APN: 181052018, ASMT: 181052018  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

APN: 179112017, ASMT: 179112017  
RAUL DIAZ, ETAL  
P O BOX 77914  
CORONA CA 92887

APN: 181052004, ASMT: 181052004  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
C/O AMELIA M VAILUU  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 179112018, ASMT: 179112018  
RAUL DIAZ, ETAL  
19493 QUEBEC AVE  
CORONA CA 92881

APN: 179201005, ASMT: 179201005  
REO OAK INV  
2101 BUSINESS CTR STE 230  
IRVINE CA 92612

APN: 181052017, ASMT: 181052017  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

APN: 179102014, ASMT: 179102014  
REYNALDO SALAZAR  
3463 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179211004, ASMT: 179211004  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 179121005, ASMT: 179121005  
RICARDO MEDINA, ETAL  
3692 PIONEER DR  
RIVERSIDE CA. 92509

APN: 181052012, ASMT: 181052012  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
C/O REAL PROP DIV  
P O BOX 1180  
RIVERSIDE CA 92502

APN: 179150013, ASMT: 179150013  
RICHARD KAPLAN, ETAL  
C/O VALLEY TRUST DEED SERVICES INC  
17715 CHATSWORTH STE 111  
GRANADA HILLS CA 91344

APN: 181052016, ASMT: 181052016  
REDEVELOPMENT AGENCY COUNTY OF RIVERSIDE  
C/O AMELIA VAILUU  
3525 14TH ST  
RIVERSIDE CA 92501

APN: 179201029, ASMT: 179201029  
RICHARD M ARENA  
4415 GETTYSBURGS  
CHINO CA 91710

APN: 181053037, ASMT: 181053037  
RIV LIGHT WORLD CHURCH OF GOD IN CHRIST COR  
5595 MOLINO WAY  
RIVERSIDE CA. 92509

APN: 179122019, ASMT: 179122019  
ROBERTO ESPINOSA, ETAL  
3673 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179202030, ASMT: 179202030  
RIVERSIDE COUNTY REDEVELOPMENT AGENCY  
3525 10TH ST NO 300  
RIVERSIDE CA 92502

APN: 179121010, ASMT: 179121010  
ROBIN LEE LAGUE  
251 LITTON AVE  
COLTON CA 92324

APN: 179211013, ASMT: 179211013  
ROBERT CHAU, ETAL  
106 PARKHAVEN DR  
DANVILLE CA 94506

APN: 179201035, ASMT: 179201035  
RODRIGO BARRERA, ETAL  
3722 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 181052008, ASMT: 181052008  
ROBERT H VENEGAS, ETAL  
6185 SANDOVAL AVE  
RIVERSIDE CA 92509

APN: 179201039, ASMT: 179201039  
RODRIGO T ESPITIO, ETAL  
10034 CABERNET CT  
RIVERSIDE CA 92509

APN: 181053025, ASMT: 181053025  
ROBERT HERNANDEZ  
5064 GENEVA ST  
RIVERSIDE CA 92505

APN: 179160029, ASMT: 179160029  
RONNIE J MADRID  
3609 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 181061026, ASMT: 181061026  
ROBERT M HERNANDEZ, ETAL  
5548 MISSION BLV  
RIVERSIDE CA 92509

APN: 179150004, ASMT: 179150004  
ROSA A MORALES, ETAL  
5524 34TH ST  
RIVERSIDE CA. 92509

APN: 179122012, ASMT: 179122012  
ROBERT PARRA, ETAL  
212 E BLAND ST  
AZUSA CA 91702

APN: 179103003, ASMT: 179103003  
ROSA V MERENDON  
3464 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179211009, ASMT: 179211009  
ROSARIO G FELIX  
5622 HELIX ST  
RIVERSIDE CA 92509

APN: 179201010, ASMT: 179201010  
SALVADOR CHAVEZ GOLPERO, ETAL  
3651 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179121021, ASMT: 179121021  
ROSS A LYBARGER, ETAL  
3701 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179201031, ASMT: 179201031  
SALVADOR RAMIREZ  
3748 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179160016, ASMT: 179160016  
ROSS A LYBARGER, ETAL  
3742 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 179201030, ASMT: 179201030  
SALVADOR RAMIREZ, ETAL  
3734 PACKARD AVE  
RIVERSIDE CA. 92509

APN: 179122014, ASMT: 179122014  
RUBIDOUX COMMUNITY SERVICES DIST  
0  
CA. 0

APN: 179093001, ASMT: 179093001  
SAMUEL GALVEZ  
23329 OLD VALLEY DR  
MORENO VALLEY CA 92553

APN: 179160004, ASMT: 179160004  
RUBIDOUX COMMUNITY SERVICES DIST  
C/O DAVID D LOPEZ  
3590 RUBIDOUX BLV  
RUBIDOUX CA 92506

APN: 179112025, ASMT: 179112025  
SAMUEL R RAMIREZ, ETAL  
9213 TARA CIR  
RIVERSIDE CA 92509

APN: 179112004, ASMT: 179112004  
RUBIDOUX COMMUNITY SERVICES DIST  
0  
CA. 0

APN: 179104003, ASMT: 179104003  
SANDALWOOD APARTMENTS  
C/O EDWARD J HARDING  
P O BOX 2189  
CAPISTRANO BEACH CA 92624

APN: 179150001, ASMT: 179150001  
SABINA GALVAN  
5566 34TH ST  
RIVERSIDE CA. 92509

APN: 179112015, ASMT: 179112015  
SB POD II  
C/O DANIEL HIDALGO  
11107 GARVEY AVE  
EL MONTE CA 91733

APN: 179093002, ASMT: 179093002  
SERGIO CERVANTES, ETAL  
3370 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 181061007, ASMT: 181061007  
TERESA ALFARO, ETAL  
5510 MISSION BLV  
RIVERSIDE CA. 92509

APN: 179160022, ASMT: 179160022  
SHIRLEY ANN CANO  
P O BOX 838  
CRESTLINE CA 92325

APN: 179102012, ASMT: 179102012  
THOMAS LEDESMA, ETAL  
3497 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179160008, ASMT: 179160008  
SIGIFREDO ROCHA  
3464 CRESTMORE RD  
RIVERSIDE CA 92509

APN: 179102013, ASMT: 179102013  
THOMAS LEDESMA, ETAL  
3497 PONTIAC  
RIVERSIDE CA 92509

APN: 179103018, ASMT: 179103018  
SOSTENES CABRAL  
3475 RUBIDOUX BLV  
RIVERSIDE CA. 92509

APN: 181053022, ASMT: 181053022  
TIFFANY DIXON  
5571 MOLINO WAY  
RIVERSIDE CA 92509

APN: 179121008, ASMT: 179121008  
SPSSM INV II  
4900 SANTA ANITA NO 2C  
EL MONTE CA 91732

APN: 179202016, ASMT: 179202016  
TWYLA BRANSON  
3626 MINTERN ST  
RIVERSIDE CA. 92509

APN: 179060027, ASMT: 179060027  
SYLVAS SCHLAX  
14030 MARTIN PL  
RIVERSIDE CA 92503

APN: 179121003, ASMT: 179121003  
VENTURA MEJIA, ETAL  
2496 WINDMILL CREEK RD  
CHINO HILLS CA 91709

APN: 179160015, ASMT: 179160015  
TADHAMODI INV  
7886 LA NITA ST  
HIGHLAND CA 92346

APN: 179202020, ASMT: 179202020  
VERALYN RENAE MARTIN, ETAL  
3678 MINTERN ST  
RIVERSIDE CA. 92509

APN: 181061025, ASMT: 181061025  
VICTOR TAMAYO, ETAL  
5212 QUAPAW WAY  
RIVERSIDE CA 92509

APN: 179112012, ASMT: 179112012  
YOLANDA ACOSTA  
3513 SYRACUSE AVE  
BALDWIN PARK CA 91706

APN: 179102006, ASMT: 179102006  
VIRGINIA QUEZADA  
3580 PIONEER DR  
RIVERSIDE CA. 92509

APN: 179093003, ASMT: 179093003  
YOLANDA CORTEZ  
3358 PONTIAC AVE  
RIVERSIDE CA. 92509

APN: 179150012, ASMT: 179150012  
WEST RIVERSIDE SCHOOL DIST  
3972 RIVERVIEW DR  
RIVERSIDE CA 92509

APN: 179121006, ASMT: 179121006  
YOLANDA MORENO  
3682 PIONEER RD  
RIVERSIDE CA. 92509

APN: 179160032, ASMT: 179160032  
WILLIAM G MORSCHAUSER  
8347 63RD ST  
RIVERSIDE CA 92509

APN: 179202017, ASMT: 179202017  
WILLIAM J GUILLOT, ETAL  
C/O WILLIAM GUILLOT  
P O BOX 2863  
CORONA CA 92878

APN: 179160023, ASMT: 179160023  
WINSTON BROWN  
1679 W VIA BELLO DR  
RIALTO CA 92377

APN: 179103017, ASMT: 179103017  
YADIRA J IHMUD  
5126 LEO ST  
SAN DIEGO CA 92115

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Jurupa Area Recreation & Park District  
4810 Pedley Rd.  
Riverside, CA 92509

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

Processing & Distribution Center,  
U.S. Postal Service  
1900 W. Redlands Blvd.  
San Bernardino, CA 92403-9997

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

**Applicant/Owner:**  
Marwan Rahman  
F & M Realty Corporation  
541 W. Marshall Boulevard  
San Bernardino, CA 92405



# 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) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case Nos.: Conditional Use Permit No. 3625

Project Location: The project site is located in the Community of Rubidoux of the Jurupa Area Plan in Western Riverside County; more specifically, northerly of Mission Boulevard, southerly of Arbuckle School Road and easterly of Rubidoux Boulevard.

Project Description: Conditional Use Permit No. 3625 proposes to add 984 square feet to an existing 6,774 square foot building previously used for a hardware store and converting into a 7,758 square foot convenience market, La Famosa Market #6, with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption; add 829 square feet to an existing 428 square foot laundromat with a total building area of 1,257 square feet; legalize an existing detached 774 square foot retail building to be used as a restaurant; modify existing building elevations with related improvements; and add 2,222 square feet (10%) of landscaping area with 17 parking spaces.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: F & M Realty Corp.

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)  Categorical Exemption (15270)  
 Declared Emergency (Sec. 21080(b)(3); 15269(a))  Statutory Exemption ( )  
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))  Other: \_\_\_\_\_

**Reasons why project is exempt:**

The proposed use is subject to the California Environmental Quality Act Section No. 15270, Projects Which Are Disapproved.

(a) CEQA does not apply to projects which a public agency rejects or disapproves.

(b) This section is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved.

(c) This section shall not relieve an applicant from paying the costs for an EIR or negative declaration prepared for his project prior to the lead agency's disapproval of the project after normal evaluation and processing.

The Planning Department and the Redevelopment Agency found that the proposed use, convenience market with the sale of Beer, Wine and Distilled Spirits (Type 21) for Off Premises Consumption, is not consistent with the General Plan Land Use Designation, zoning or surrounding uses since the project is under parked by 65% and may cause undue vehicle traffic impacts and a potential increase in criminal activity to the elementary school, residences and surrounding businesses.

Christian Hinojosa

County Contact Person

951-955-0972

Phone Number

Signature

Project Planner

Title

August 5, 2010

Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

*Please charge deposit fee case#:* ZEA42185 ZCFG05545.

**FOR COUNTY CLERK'S USE ONLY**

--

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R0909725

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

\*\*\*\*\*  
\*\*\*\*\*

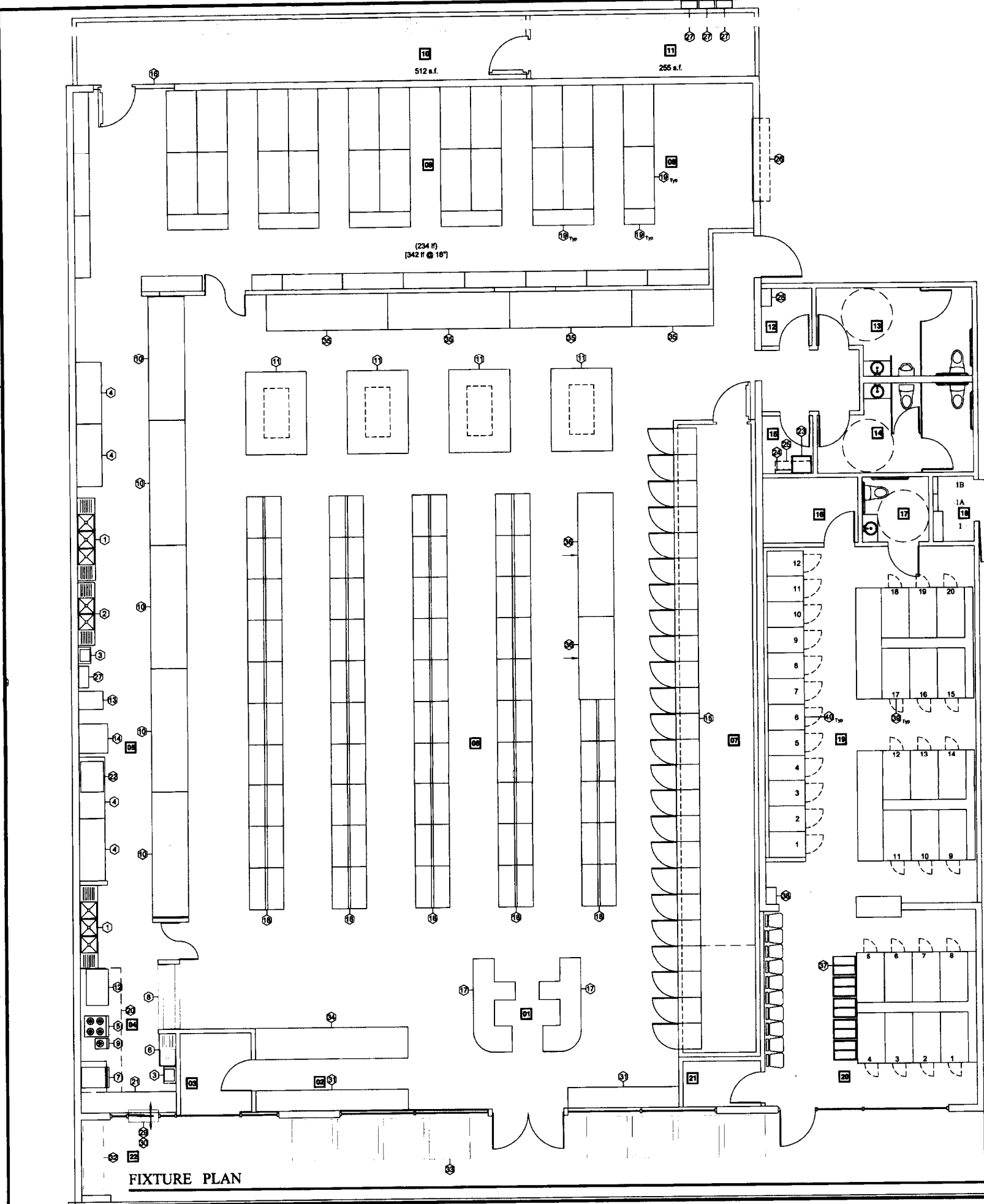
Received from: F&M REALTY CORP \$64.00  
paid by: CK 3560  
CA F&G FEES FOR EA42189  
paid towards: CFG05545 CALIF FISH & GAME: DOC FEE  
at parcel: 3650 RUBIDOUX BLV RIV  
appl type: CFG3

By \_\_\_\_\_ Jul 08, 2009 17:00  
PKSINGH posting date Jul 08, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!



**EQUIPMENT SCHEDULE**

MARK	QTY	MODEL	DESCRIPTION	GAS BTU	SIZE	HP	ELECTRICAL VOLT AMP
1	2	830	ADVANCE - 3 COMP BSK 2 DRAIN BOARDS				
2	1	830	STAINLESS STEEL, 18" X24"X12" BOWLS WITH 18" DRAIN BOARDS				
3	2	18A-18-PDP	ADVANCE - 2 COMP PREP BSK - 18" X 24" X12", STAINLESS STEEL PROVIDED WITH 18" DRAIN BOARDS				
4	1	UTZ2232TES	EAGLE - HAND BSK WITH SOAP AND TOWEL				
5	1	AR-4	EAGLE - WORK TABLE				
6	1	830	AMERICAN RANGE - (4) BURNER RANGE	150,000	34"		
7	1	830-24	ROYAL - STAINLESS STEEL 24" GRIDOLE	90,000	34"		
8	1	1220-8-8P	ADVANCE - 1 COMP PREP BSK - 18" X 24" X12", STAINLESS STEEL PROVIDED WITH 18" DRAIN BOARD				
9	1	RSP-18	MERCO-SAVORY - DELI HOT CABE			120 1 PH	20 AMP CKT
10	1	NLM	ROYAL - STOK BURNER	90,000	34"		
11	1	NPWEE	TYLER - 12" MEAT CABE, 1 1/2" DRAIN LINE			120 1 PH	20 AMP CKT
12	1	N10,10	OLD HICKORY - BAR B-O ROTISSERIE			120 3 PH	40 AMP CKT
13	1	4248	HOBART - MEAT GRINDER			120 3 PH	30 AMP CKT
14	1	8814	HOBART - MEAT SAW			120 3 PH	30 AMP CKT
15	1	BERES 1	KYBORWARREN - WALK-IN BEVERAGE COOLER, 2" DRAIN LINE			5	40 AMP CKT
16	1	BERES 1	KYBORWARREN - WALK-IN COOLER/FREEZER, 2" DRAIN LINE			4	40 AMP CKT
17	2		CASH REGISTERS				
18	45	ISLAND	LOZER - 48" ISLAND GONDOLAS WITH SOLID BACKS				
19	40	WIRE SHELVING	JAKEN - STAINLESS STEEL SHELVES, 4 TIER HIGH, 18" X 36" DEEP				
20	1	AMERICAN HOOD	12" COMMERCIAL KITCHEN HOOD - 7 FILTER (2) EXH FAN - 1HP MOTOR - 20 AMPS, 18, 208-230 VOLTS (MAKE-UP AIR TO EQUAL EXHAUST CFM) (2) MAKE UP AIR - 1HP MOTOR - 18, 208-230 VOLTS				
21	1	3713	EAGLE - WORK TABLE (CUSTOM)			120 1 PH	15 AMP CKT
22	1	29FM	HOBART - ELECTRIC BLENDER			120 3 PH	15 AMP CKT
23	1	233-4 WHT 2	FLORESTONE - 20" X 24" MOP BSK WITH CHICAGO FAUCET, 640LDR7 WITH BACKFLOW PROTECTION DEVICE				
24	1	86-2	EX-CELL - THE CLUNCHER MOP RACK				
25	1	86-2	SHELF			(2) 1/2	208 3 PH 20 AMP CKT
26	1	T4432-ARME	MAPS - AIR CURTAIN WITH MICROSWITCH ACTIVATION				
27	1	EL-4DR	TAKAGI - TANKLESS WATER HEATER	240,000	34"		
28	1	278	ALLSTRONG - LOCKER				
29	1	AA100	READYACCESS - PASS-THRU WINDOW				
30	1	AA100	READYACCESS - AIR CURTAIN			120 3 PH	15 AMP CKT
31	2	WALL	LOZER - 34", 38", 48" WALL SECTIONS WITH SOLID BACKS				
32	1	GC-300M	GRILLO - CHARCOAL GRILL				
33	6		PRODUCE BINS ON PALLETS				
34	3	FB80PDDG	LOZER - 80" FRAMED SHOWCASE COUNTER				
35	4	NAP	TYLER - 8" X 12" MULTI-DECK PRODUCE MERCHANDISER			34	120 3 PH 20 AMP CKT
36	2	NAD	TYLER - 18" X 12" VERTICAL MALT-DECK MERCHANDISER			34	120 3 PH 20 AMP CKT
37	5	RB80C8C8C	KELOO LAUNDRY CART				
38	1	DELUXE	EBD - VALUE TRANSFER MACHINE			120 3 PH	15 AMP CKT
39	20	SUS30	WARCOMAT - WASHER			120 3 PH	15 AMP CKT
40	12	WC330	WARCOMAT - DRYER	88,000	1/2"	1/3	120 3 PH 15 AMP CKT
41	1	CUSTOM	7 HEAD WATER FILL STATION				
42	1	CUSTOM	CASHWRAP				
43	1	TP-3000	UNIVERSAL AQUA TECHNOLOGIES WATER FILTER SYSTEM			120 1 PH	20 AMP CKT
44	2	300	CHEMTAINER - POTABLE WATER STORAGE TANK				

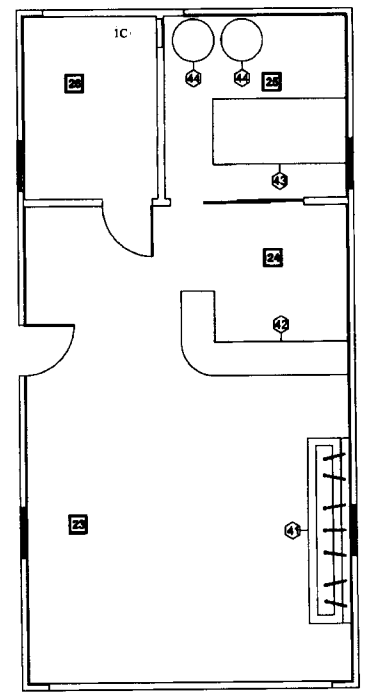
NOTE: Contractor to verify all field conditions and dimensions prior to construction. Cross check all proposed walls, soffits and cabinetry dimensions. Any conflicts between construction documents and applicable codes or any changes or deviations to the information contained herein must be brought to the attention of the Architect prior to proceeding.

All exits are existing and accessible to persons with disabilities and shall maintain thresholds less than 1/2" above adjacent floor surface. The bottom 10" of all new doors shall have a smooth surface. Hardware to be single action placed between 30-40" A.F.F. with operating pressure of 5lbs. maximum.

All aisles and walkways between fixed furniture, cabinetry, equipment, and walls for normal path of access shall be 3'-0" clear minimum unless noted and/or dimensioned.

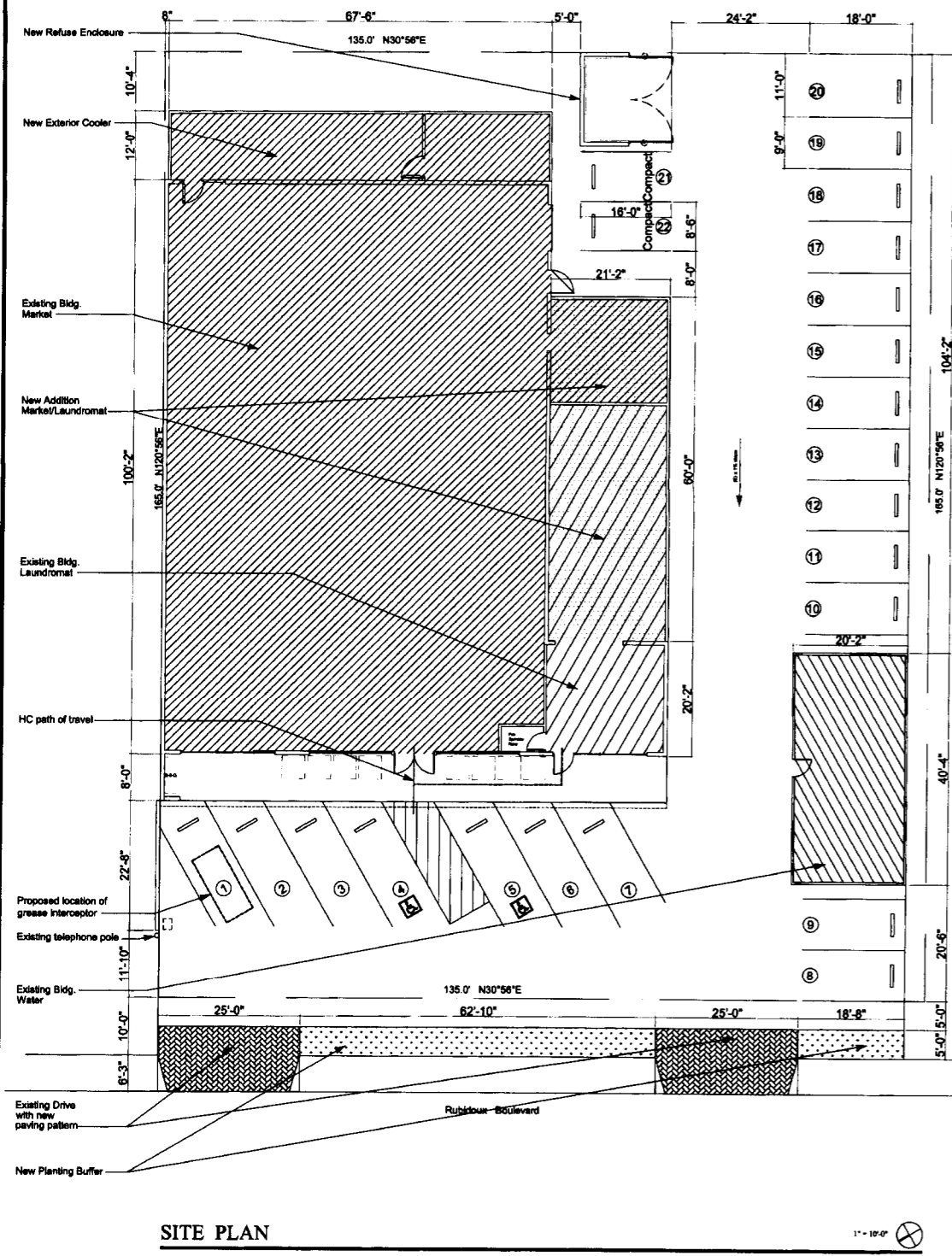
Provide International Symbol of Accessibility at all locations as marked on plans. Symbol shall be a white figure on blue background mounted at 60" A.F.F.

- 01 CASHIERS
- 02 CUSTOMER SERV.
- 03 OFFICE
- 04 KITCHEN
- 05 MEAT CASE
- 06 MERCHANDISE
- 07 DRINK COOLER
- 08 DELIVERY
- 09 DRY STORAGE
- 10 COOLER
- 11 FREEZER
- 12 LOCKER ROOM
- 13 M-RESTROOM
- 14 W-RESTROOM
- 15 JANITOR
- 16 STORAGE
- 17 RESTROOM
- 18 ELECTRICAL
- 19 WASHERS/DRYERS
- 20 WASHERS/WAIT
- 21 FIRE RISER
- 22 BAR-B-QUE
- 23 WATER RETAIL
- 24 CASHIER
- 25 WATER FILTERS
- 26 STORAGE



Scale 1"=4'-0"

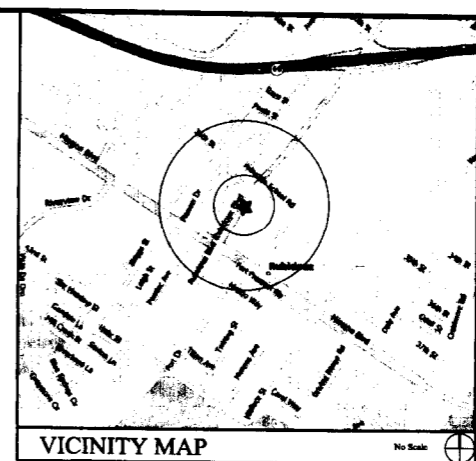
FIXTURE PLAN



SITE PLAN

**MINOR PLOT PLAN EXHIBIT REQUIREMENTS**

1. F&M Realty Corp. (Applicant)  
Marwan Rahman  
541 West Marshall Boulevard  
San Bernardino, CA 92405  
909.882.4175
2. F&M Realty Corp. (Landlord)  
Marwan Rahman  
541 West Marshall Boulevard  
San Bernardino, CA 92405  
909.882.4175
3. Bruce Rudman Architects+Engineers (Exhibit Preparer)  
11301 Olympic Boulevard • 541  
Los Angeles, CA 90064  
310.393.2727
4. APN #179-160-003  
3650 Rubidoux Boulevard  
Riverside, CA 92509
5. Scale as noted
6. North as noted
7. Exhibit prepared 6.May.2009
8. Title of exhibit as noted
9. APN: 179160003  
Recorded book/page: RS 12/43  
Subdivision name: N/A  
Lot/Parcel: 3, Block: N/A
10. Dimensions as noted, .554 Acres/.51 Acres
11. Vicinity as noted
12. Thomas Bros Guide Page 685, Grid D2 (per Riverside County GIS 25.February.2009
13. Lot lines as noted
14. Existing zoning: R-VC, Center
15. Existing adjacent properties zoning: R-VC, Center
16. School District: Jupa Unified  
Water: Western Municipal Water District (WMWD)  
Sewer: Western Municipal Water District (WMWD)  
Gas: Southern California Gas Company  
Electricity: Southern California Edison (SCE)  
Telephone: Verizon  
Cable: Charter Cable
17. As noted
18. N/A
19. N/A
20. N/A (Existing)
21. As noted
22. As noted
23. As noted
24. As noted
25. As noted
26. As noted
27. As noted
28. As noted
29. Pending (EDA Façade Program in process)



VICINITY MAP

**CODE SUMMARY**

Owner:	F&M Realty Corp. - Marwan Rahman 909.882.4175 / 909.659.8935
Project Address:	3650 Rubidoux Boulevard Riverside, California 92509
Zone:	R-VC, Center
Assessor Parcel Number:	179-160-003
Type of Construction:	V-B Sprinklered
Building Area:	6,986 sq.ft. - Market 772 sq.ft. - Coolers 1,257 sq.ft. - Laundromat 774 sq.ft. - Water 9,789 sq.ft. - Total
Water District:	Western Municipal Water District
Supervisory District:	John Tavaglione, District 2

**La Famosa Market #6**  
**Rubidoux**

La Famosa Market #6  
3650 Rubidoux Boulevard  
Riverside  
California 92509

CASE: CUP03625  
EXHIBIT: A  
DATE: 7/23/09  
PLANNER: C. Hinojosa

**Architects + Engineers**  
11301 Olympic Boulevard, Suite 541  
Los Angeles, California 90064  
T 310.393.2727  
F 734.582.2727  
Bruce@Architects-Engineers.net

**CASE: CUP03625**  
**EXHIBIT: A**  
**DATED: 7/23/09**  
**PLANNER: C. HINOJOSA**

RE-ISSUE	
DRAWN	BR
SCALE	As Noted
DATE	6.May.2009
JOB NUMBER	09.001.00

**MPP.0**

- 01 CASHIERS
- 02 CUSTOMER SERV.
- 03 OFFICE
- 04 KITCHEN
- 05 MEAT CASE
- 06 MERCHANDISE
- 07 DRINK COOLER
- 08 DELIVERY
- 09 DRY STORAGE
- 10 COOLER
- 11 FREEZER
- 12 LOCKER ROOM
- 13 M - RESTROOM
- 14 W - RESTROOM
- 15 JANITOR
- 16 STORAGE
- 17 RESTROOM
- 18 ELECTRICAL
- 19 WASHERS/DRYERS
- 20 WASHERS/WAIT
- 21 FIRE RISER
- 22 BAR-B-QUE
- 23 WATER RETAIL
- 24 CASHIER
- 25 WATER FILTERS
- 26 STORAGE

**NOTE:** Contractor to verify all field conditions and dimensions prior to construction. Cross check all proposed walls, soffits and cabinetry dimensions. Any conflicts between construction documents and applicable codes or any changes or deviations to the information contained herein must be brought to the attention of the Architect prior to proceeding.

All exits are existing and accessible to persons with disabilities and shall maintain thresholds less than 1/2" above adjacent floor surface. The bottom 10" of all new doors shall have a smooth surface. Hardware to be single action placed between 30-40" A.F.F. with operating pressure of 5lbs. maximum.

All aisles and walkways between fixed furniture, cabinetry, equipment, and walls for normal path of access shall be 3'-0" clear minimum unless noted and/or dimensioned.

Provide International Symbol of Accessibility at all locations as marked on plans. Symbol shall be a white figure on blue background mounted at 60" A.F.F.

Existing Wall to remain.

New Wall 2x6 stud with 3 coat cement plaster over metal lath over 60 min. Grade "D" paper (2 layers @ plywood); R-13; 5/8" Type "X" gyp. board

New Wall 2x4 stud with 5/8" gyp. board each side to ceiling

New 1 Hour Wall 2x6 stud with 5/8" Type "X" gyp. board each side to roof deck

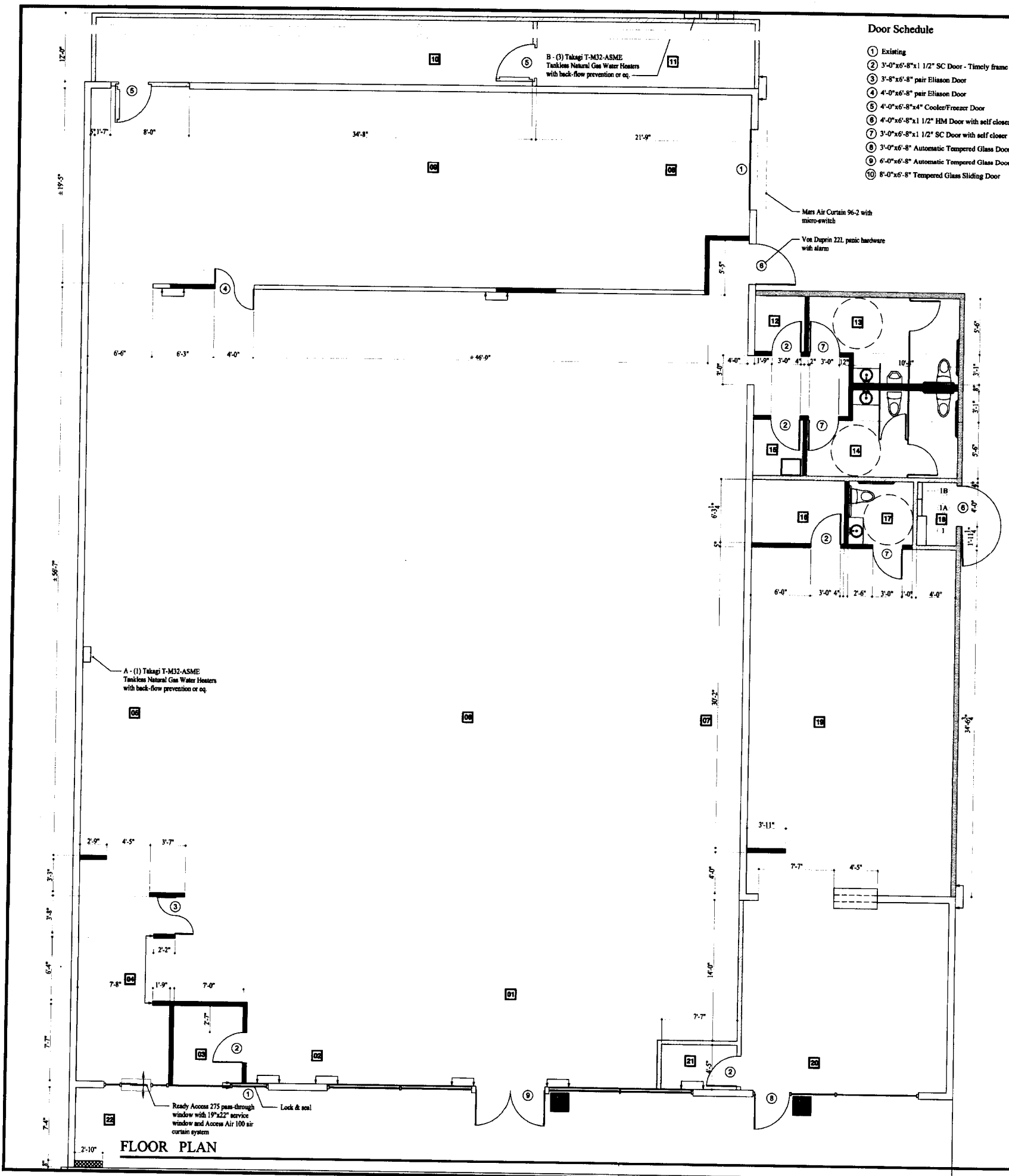
New Furred Wall 1 1/2" furring strips with 5/8" gyp. board to ceiling

New 1/2 Wall 2x6 stud with 3 coat cement plaster over metal lath over 60 min. Grade "D" paper (2 layers @ plywood) each side to 48" A.F.F.

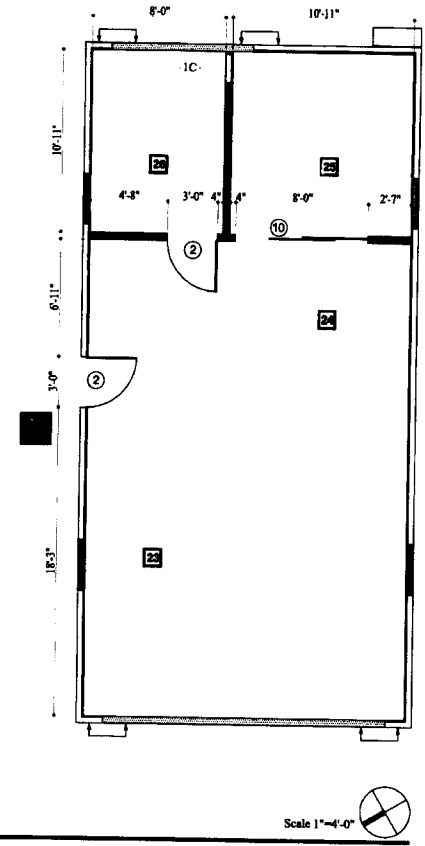
New Exterior Panel System Cooler/Freener by others

**Door Schedule**

- 1 Existing
- 2 3'-0"x6'-8"x1 1/2" SC Door - Timely frame
- 3 3'-8"x6'-8" pair Eliason Door
- 4 4'-0"x6'-8" pair Eliason Door
- 5 4'-0"x6'-8"x4" Cooler/Freener Door
- 6 4'-0"x6'-8"x1 1/2" HM Door with self closer - Steel frame
- 7 3'-0"x6'-8"x1 1/2" SC Door with self closer - Timely frame
- 8 3'-0"x6'-8" Automatic Tempered Glass Door to match existing storefront
- 9 6'-0"x6'-8" Automatic Tempered Glass Door to match existing storefront
- 10 8'-0"x6'-8" Tempered Glass Sliding Door



CASE: CUP03625  
EXHIBIT: C (Sheets 1-2)  
DATED: 7/23/09  
PLANNER: C. HINOJOSA



**FILE COPY**

CASE: CUP03625  
EXHIBIT: C (SHEETS 1-2)  
DATE: 7/23/09  
PLANNER: C. Hinojosa

RE-ISSUE \_\_\_\_\_  
DRAWN \_\_\_\_\_ BR  
SCALE \_\_\_\_\_ As Noted  
DATE \_\_\_\_\_ 9.April.2009  
JOB NUMBER \_\_\_\_\_ 09.001.00

Agenda Item No.: 4.8  
Area Map: Jurupa  
Zoning District: Rubidoux  
Supervisory District: Second  
Project Planner: Christian Hinojosa  
Planning Commission: September 15, 2010

Conditional Use Permit No. 3190, Revised  
Permit No. 1  
E.A. Number: 42311  
Applicant: David Berri  
Engineer/Representative: Shackelton  
Consulting

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Conditional Use Permit No. 3190, Revised Permit No. 1** proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road.

### BACKGROUND:

**Conditional Use Permit No. 3190** proposed a 12 pump auto gas station with a 1,912 square foot mini market, a 5 bay self service car wash, a 3 bay auto service facility, a 867 square foot Laundromat, 37 parking spaces and 4,307 square feet of landscaping area with a total building area of 5,518 square feet approved by the Riverside County Planning Commission on August 10, 1994.

**Conditional Use Permit No. 3190, Revised Permit No. 157** proposed a 5 bay car wash, a 2,200 square foot mini market and a 970 square foot laundromat with a total building area of 5,653 square feet approved by the Riverside County Planning Commission on July 19, 1995. A liquor license was proposed as part of this revision, but the request was withdrawn at the Planning Commission hearing.

### ISSUE OF POTENTIAL CONCERN:

**Existing Liquor Licenses** - There are four (4) combined beer and wine (type 20) and beer, wine and distilled Spirits (Type 21) for off premises consumption liquor licenses currently issued in Census Tract 403.03, one (1) (type 20) which is located approximately 350 feet north from the project site. Census tract 403.03 is currently over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding has been included within this report.

**Existing Church** - The proposed liquor license is located approximately 1,000 feet northeast from a place of religious worship (Glen Avon Church of Christ); due to the distance and existing liquor licenses (Type 20 and Type 21) within Census Tract 403.03, the Planning Department has determined that the proposed liquor license may not impact the public health, safety and welfare or cause undue vehicle traffic impacts.

### SUMMARY OF FINDINGS:

1. Existing Land Use (Ex. #1):

Gas station, food mart, car wash and laundromat.

RL

- |  |   |
|--|---|
| 2. Surrounding Land Use (Ex. #1):              | Vacant land to the north, single family residences to the south and east and commercial to the west.  |
| 3. Existing Zoning (Ex. #2):                   | Scenic Highway Commercial (C-P-S)   |
| 4. Surrounding Zoning (Ex. #2):                | Manufacturing - Service Commercial (M-SC) to the north, General Residential (R-3) to the south, One-Family Dwelling (R-1) to the east and Scenic Highway Commercial (C-P-S) to the west.  |
| 5. General Plan Land Use (Ex. #5):             | Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio)  |
| 6. Surrounding General Plan Land Use (Ex. #5): | Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north, Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the south, Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the west. |
| 7. Project Data:                               | Total Acreage: 0.78 Gross / Net<br>Total Number of Existing Buildings: 3<br>Total Existing Building Square Footage: 8,209<br>Total Existing Landscape Area: 4,307 Square Feet<br>Total Existing Parking Spaces: 36<br>Liquor License Type: 20   |
| 8. Environmental Concerns:                     | See attached Environmental Assessment No. 42311   |

**RECOMMENDATIONS:**

**FOUND THAT NOTHING FURTHER IS REQUIRED** for **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1** because all potentially significant impacts were adequately analyzed in the earlier Negative Declaration (EA36823) and have been avoided or mitigated pursuant to the Negative Declaration adopted by the Riverside County Planning Commission on July 19, 1995;

**ADOPTION** of a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY,**" regarding the sale of beer and wine from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1**, 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) (0.20 - 0.35 Floor Area Ratio) 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 proposed project is consistent with the adopted policies of the Jurupa Valley Redevelopment Project Area (JVPA).
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 (MSCHP).

**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) (0.20 - 0.35 Floor Area Ratio) on the Jurupa Area Plan.
2. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use in the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) land use designation.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 - 0.60 Floor Area Ratio) to the north, Community Development: Medium Density Residential (CD: MDR) (2 - 5 Dwelling Units per Acre) to the south, Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the east and Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) to the west.
4. The zoning for the subject site is Scenic Highway Commercial (C-P-S).
5. The proposed use, sale of beer and wine (type 20) for off premises consumption, is a permitted use, subject to approval of a conditional use permit in the Scenic Highway Commercial (C-P-S) zone.
6. The project site is surrounded by properties which are zoned Manufacturing - Service Commercial (M-SC) to the north, General Residential (R-3) to the south, One-Family Dwelling (R-1) to the east and Scenic Highway Commercial (C-P-S) to the west.
7. Within the vicinity of the proposed project there is vacant land to the north, single family residences to the south and east and commercial to the west.

8. The Redevelopment Development Agency (RDA) has reviewed the proposed project and has determined that the project is consistent with the objectives of the Jurupa Valley Redevelopment Project Area (JVPA).
9. The year 2000 census population for census tract 403.03 was 2,562 persons according to the US Census Bureau (Census 2000 Summary File 3).
10. The population of Riverside County increased by 24% from the year 2000 to the year 2005 according to the US Census Bureau (American Community Survey 2005).
11. The 2005 population estimate of census tract 403.03, using the US Census Bureau population growth percentage of 24% for Riverside County, is approximately 614 persons. Per the Riverside County Planning Department, the population estimate by 2010 will be much greater than that of the US Census Bureau, due to the number of approved residences within census tract 403.03.
12. 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).
13. Four (4) combined (Type 20 and Type 21) licenses are currently issued in Census Tract 403.03. This is approximately 1.95 licenses per 1,250 persons. Census tract 403.03 is currently over concentrated with Type 20 and Type 21 combined liquor licenses. Therefore, a Public Necessity and Convenience finding is required.
14. The project site is consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348.
15. The project site is located within 100 feet of existing and habited residences.
16. The project is located within 1000 feet of an established place of religious worship.
17. No schools are located within 1,000 feet from the project site.
18. The project is not located within 1,000 feet of an existing or planned public park or playground.
19. The proposed use will not be situated in such a manner that the facility will cause undue vehicle traffic impacts to any school, church, Public Park or playground.
20. The proposed use provides public necessity and convenience for the residents of the surrounding community.
21. In accordance with CEQA Guidelines 15162, the proposed project would not have a significant effect on the environment and nothing further is required because all potentially significant effects have been adequately analyzed in a earlier Negative Declaration (EA36823) pursuant to applicable legal standards; and have been avoided or mitigated pursuant to that earlier Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. It has been determined that:

- a. No new substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. No new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- c. No 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 Negative Declaration was adopted.

**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. An Area subject to the Mt. Palomar Lighting Ordinance No. 655;
  - b. A City of Sphere of Influence;
  - c. The SKR Fee Area (Ordinance No. 663.10);
  - d. An Airport Influence Area;
  - e. An Agriculture Preserve;
  - f. A Policy Area;
  - g. A WRCMSHCP Criteria Cell;
  - h. An Area of Liquefaction Potential;
  - i. An Area Susceptible to Subsidence;
  - j. A High Fire area;
  - k. A County Fault Zone;
  - l. A Flood Zone;
  - m. An Area Drainage Plan Area; or,
  - n. A Dam Inundation Area.
3. The project site is located within:
  - a. The Boundaries of the Jurupa Area Plan;
  - b. An MSHCP Fee Area (Ordinance No. 810);
  - c. A Development Impact Fee Area (Ordinance No. 659);
  - d. The Rubidoux Community Service District;
  - e. A Circulation Element Right-Of-Way (Arterial 128' ROW);
  - f. The Jurupa Valley Redevelopment Project Area (JVPA);
  - g. A High Paleontological Potential (High A); and,
  - h. The boundaries of the Jurupa Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 183-112-054.
5. This project was filed with the Planning Department on April 26, 2010.
6. This project did not require review by the Land Development Committee.

7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$9,918.12.

RIVERSIDE COUNTY PLANNING DEPARTMENT  
CUP03190R1  
VICINITY/POLICY AREAS

Supervisor Tavaglione  
District 2

Date Drawn: 7/07/10  
Vicinity Map



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 8

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.ilma.co.riverside.ca.us/index.html>



Assessors Bk. Pg. 183-11  
Thomas Bros. Pg. 647 7A  
Edition 2009

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03190R1

LAND USE

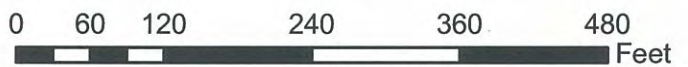
Supervisor Stone  
District 3

Date Drawn: 7/07/10  
Exhibit 1



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 8

Assessors Bk. Pg. 183-11  
Thomas Bros. Pg. 647 7A  
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>

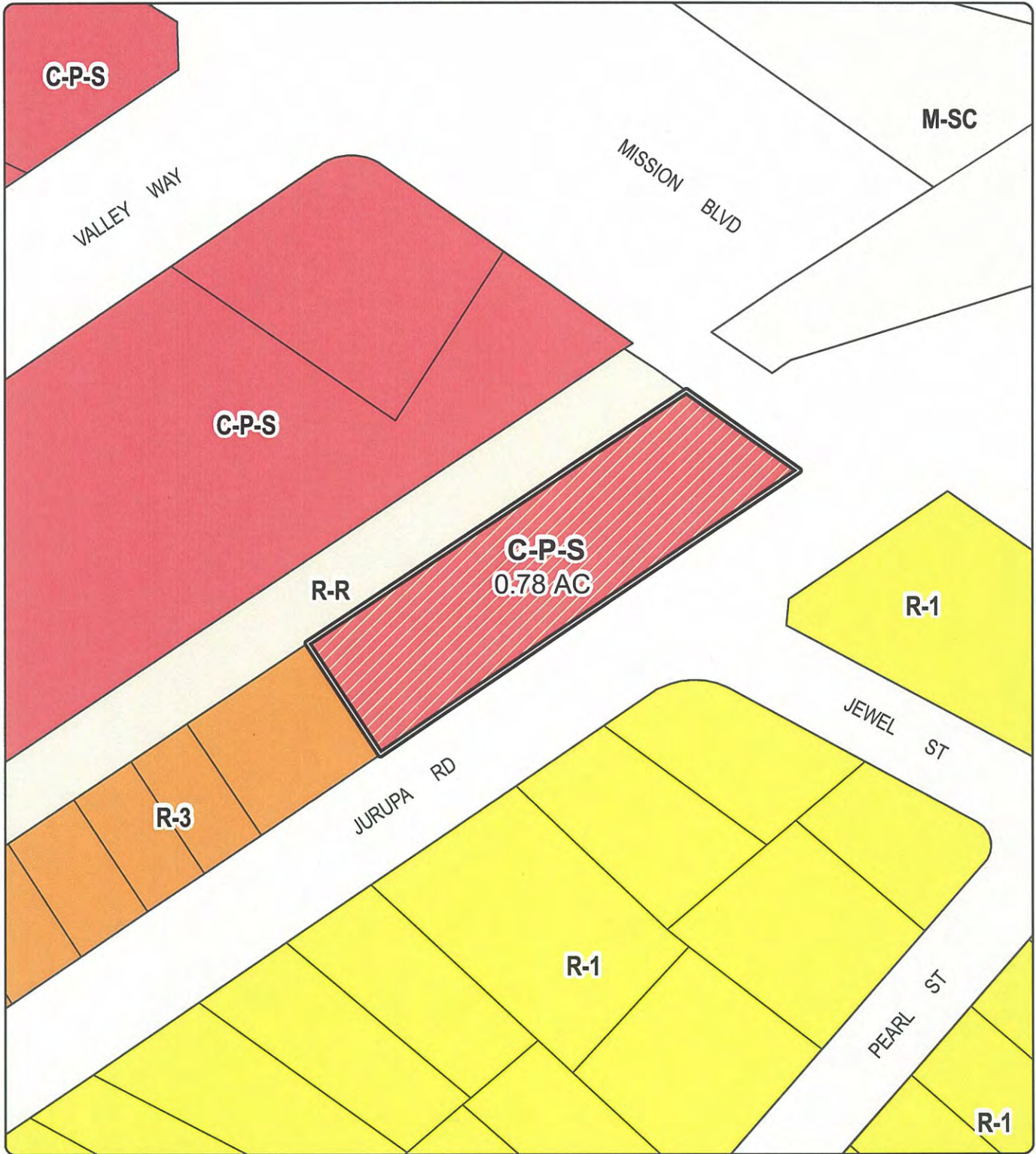
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03190R1

EXISTING ZONING

Supervisor Tavaglione  
District 2

Date Drawn: 7/07/10  
Exhibit 2



Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 8

Assessors Bk. Pg. 183-11  
Thomas Bros. Pg. 647 7A  
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>

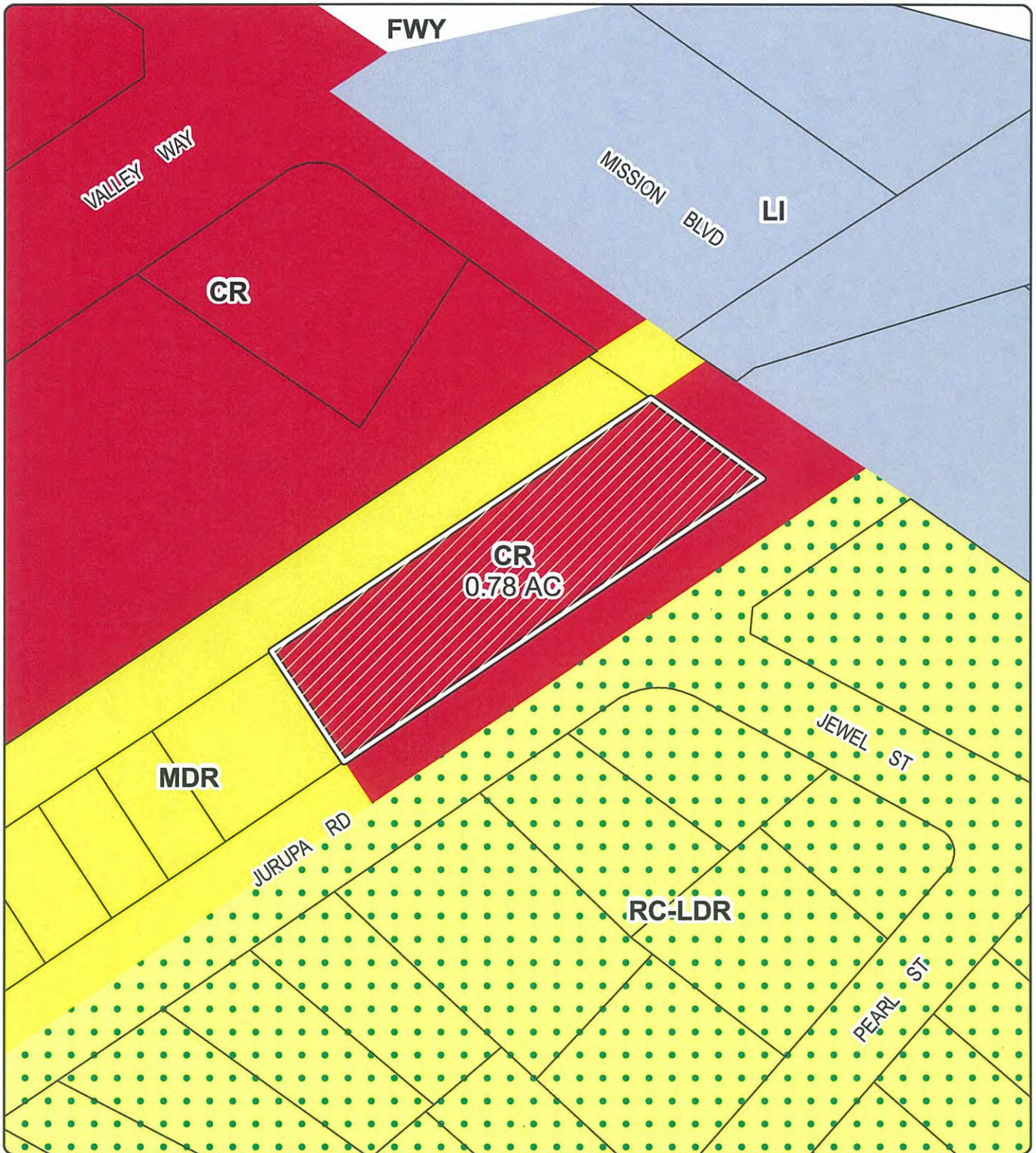
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03190R1

EXISTING GENERAL PLAN

Supervisor Tavaglione  
District 2

Date Drawn: 7/07/10  
Exhibit 5



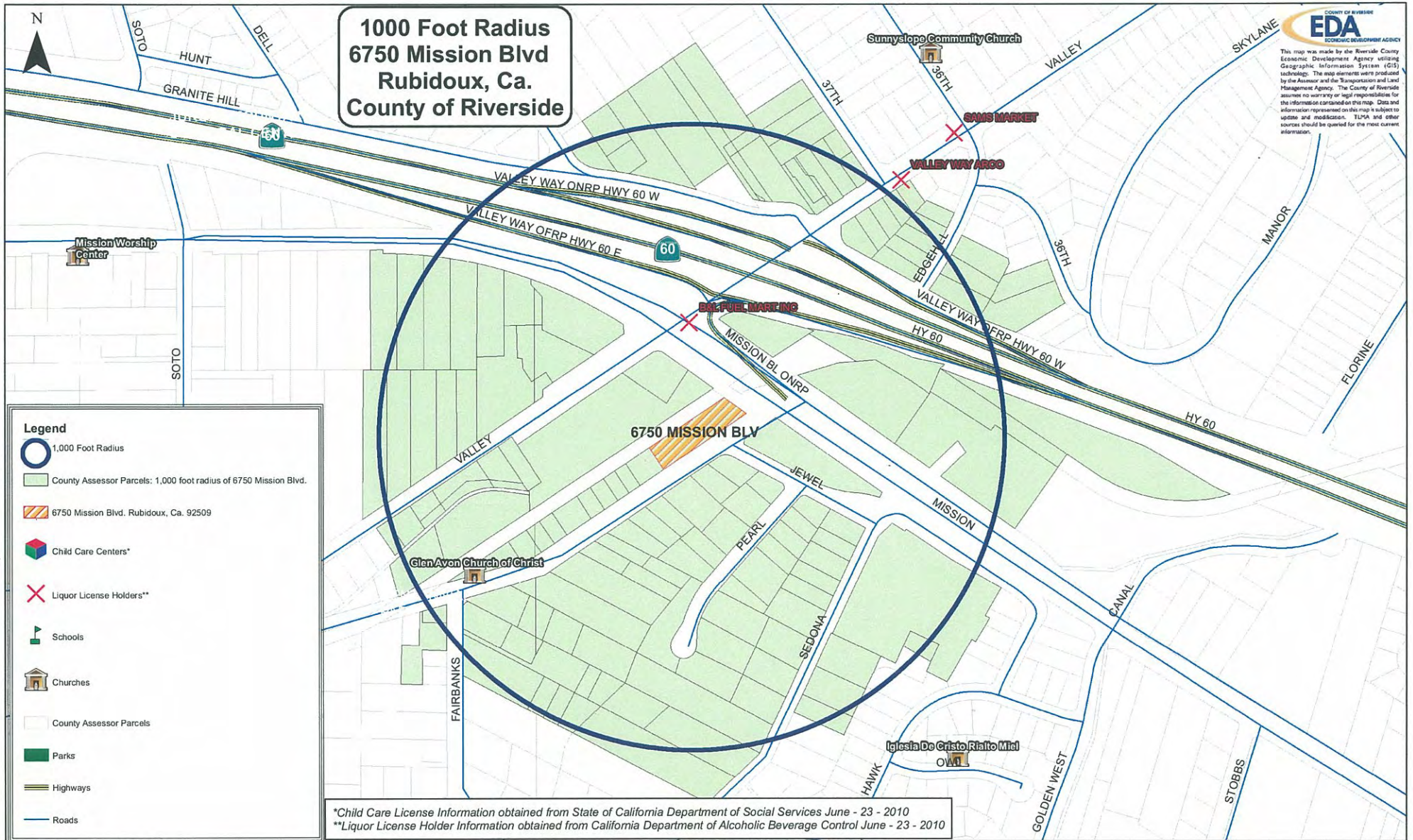
Zoning District: Rubidoux  
Township/Range: T2SR5W  
Section: 8

Assessors Bk. Pg. 183-11  
Thomas Bros. Pg. 647 7A  
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>





**1000 Foot Radius  
6750 Mission Blvd  
Rubidoux, Ca.  
County of Riverside**

**EDA**  
ECONOMIC DEVELOPMENT AGENCY  
COUNTY OF RIVERSIDE

This map was made by the Riverside County Economic Development Agency utilizing Geographic Information System (GIS) technology. The map elements were produced by the Assessor and the Transportation and Land Management Agency. The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to update and modification. Links and other sources should be queried for the most current information.

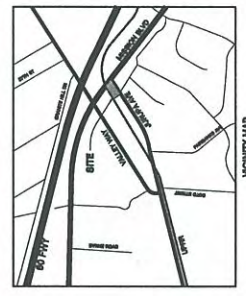
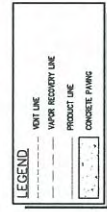
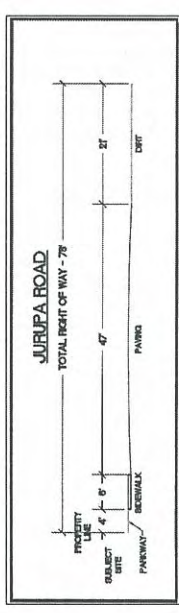
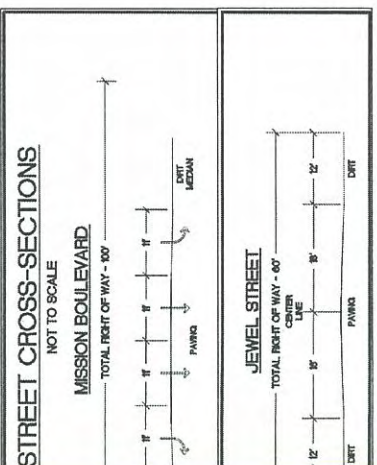
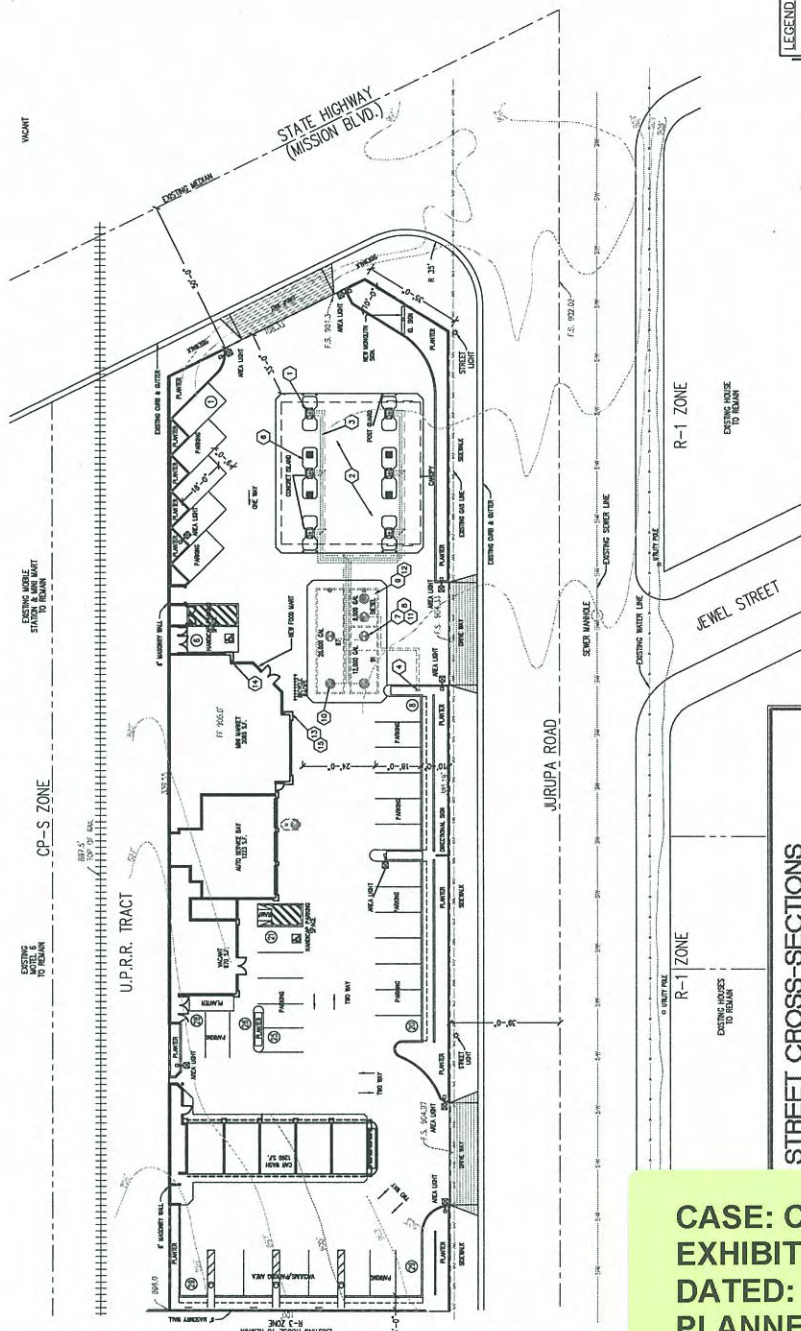
**Legend**

- 1,000 Foot Radius
- County Assessor Parcels: 1,000 foot radius of 6750 Mission Blvd.
- 6750 Mission Blvd, Rubidoux, Ca. 92509
- Child Care Centers\*
- Liquor License Holders\*\*
- Schools
- Churches
- County Assessor Parcels
- Parks
- Highways
- Roads

\*Child Care License Information obtained from State of California Department of Social Services June - 23 - 2010  
 \*\*Liquor License Holder Information obtained from California Department of Alcoholic Beverage Control June - 23 - 2010

# REVISED CUP 3190

# EXHIBIT 'A' SITE PLAN



**PROJECT DATA**  
**APPLICANT:** David Barri, 22 Irvine, CA 92603, 714-841-3918, david@barri.com  
**OWNER:** Hussey, 6750 Mission Boulevard, Rubidoux, CA 92509, 714-414-9494  
**EXHIBIT PREPARED BY:** CJC Design, Inc., 1205 N. Regnum St., Suite B, Anaheim, CA 92805, 714-282-5664, shocdesign@aol.com

**DATE EXHIBIT PREPARED:** March, 2010  
**PROJECT DESCRIPTION:** This proposal is to add the size of beer and wine for gas station with auto service and a convenience. No angles will be sold. Only pre-picked multi-unit quantities will be sold. There will be no site changes and the site will continue to operate as it is today under the CUP 3190.

**SITE INFORMATION:** APRM 183-112-054, 6750 Mission Boulevard, Rubidoux, CA 92509  
**EXISTING SITE USE:** Gas Station, Mini Mart, Auto Repair, Car Wash  
**EXISTING ZONING:** C P S  
**TITLE:** THOMAS BROS. MAP  
**SITE IS NOT WITHIN A SPECIFIC PLAN**  
**SOURCE OF CONTOUR LINES:** Site Survey and Riv. Co. Flood Control  
**SPECIAL STUDY ZONES:** SITE IS NOT SUBJECT TO LIQUEFACTION, GEOLOGIC HAZARDS AND NOT IN SPECIAL STUDY ZONES  
**UTILITIES:** SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD & NOT IN FEMA FLOOD PLANE

**NO EASEMENTS, NO DEDICATIONS, NO SEPTIC SEWAGE**  
**WATER & SEWER:** Jirupa Community Services District  
**GAS:** Southern California Gas Company  
**UTILITY REQUIREMENT AT THE TIME OF PROJECT APPROVAL AND CONSTRUCTION:**

**SITE DATA:** 100' deep, 381' on Jurupa, 108' on Mission, 339' on railroad  
**BUILDING AREAS:** SITE AREA = 34,068 SF GROSS & NET  
 Mini Mart = 2700 SF = 7.84  
 Car Wash = 3710 SF = 10.89  
 Leandromat = 1280 SF = 3.82  
 Car Wash = 1280 SF = 3.82  
 Gas Station = 20342 SF = 60.02  
 Parking = 73 SF = 0.21  
 Trash Enclosure = 73 SF = 0.21

**PARKING REQUIRED - 34; PARKING PROVIDED - 38**  
**CONSTRUCTION PHASES:** UTILITY REQUIREMENT AT THE TIME OF PROJECT APPROVAL AND CONSTRUCTION

**LEGAL DESCRIPTION**  
 PART OF THE 1/4 SECTION 10, T4S, R11E, W4E, MAP 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**CASE: CUP03190R1**  
**EXHIBIT: A**  
**DATED: 6/07/10**  
**PLANNER: C. HINOJOSA**

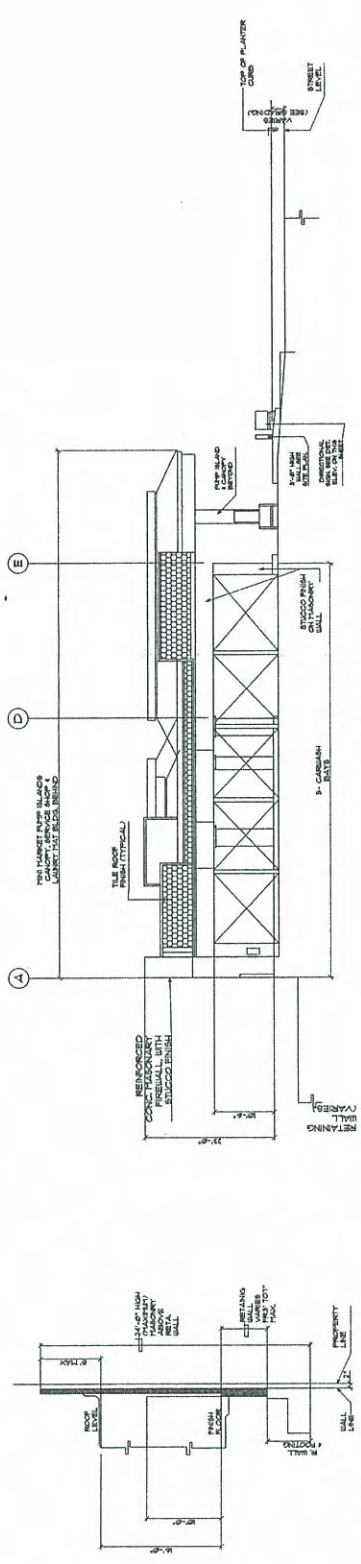
NO.	DATE	DESCRIPTION
1	11/06	ORIGENAL SITE PLAN PROVIDED
2	3/10	CLERICAL SITE PLAN PROVIDED

**Excaltibur Fuel**  
 1205 N. Regnum St., Suite B, Anaheim, CA 92805  
 714-282-5664  
 www.excaltibur.com

**PROPOSED PIPING PLAN**  
 PROJECT: MISSION BLVD. • JURUPA RD.  
 RIVERSIDE COUNTY, CALIF.  
 DATE: NOVEMBER 2009  
 SCALE: 1" = 20'-0"  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NUMBER: 03162  
 ISSUE NUMBER: N/A  
 SHEET: P-1

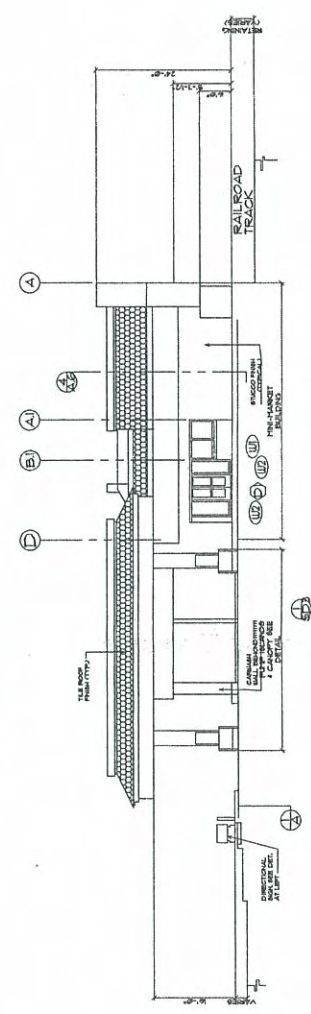
REVISED CUP 3190

EXHIBIT 'B' ELEVATIONS



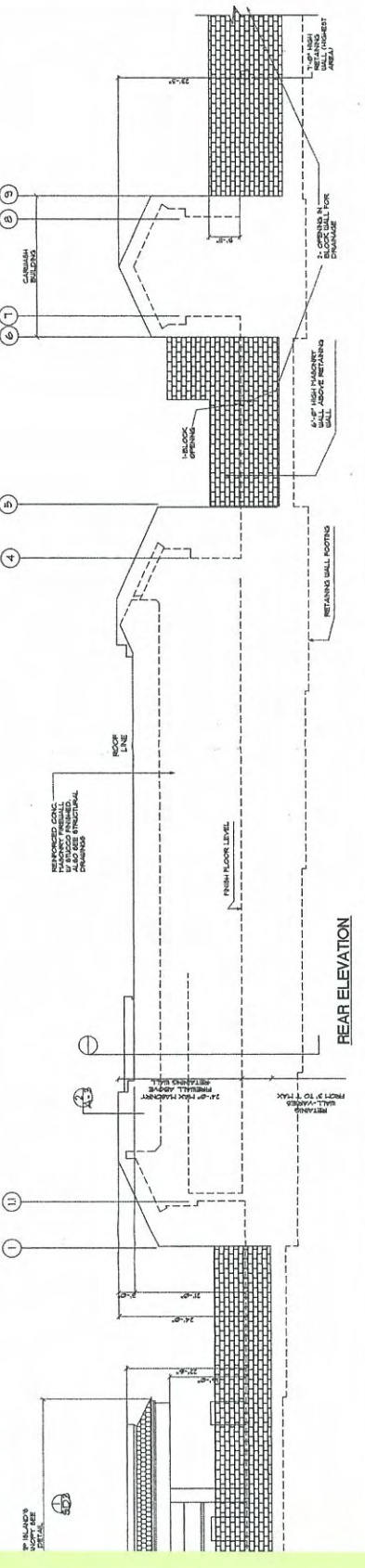
SECTION THRU RETAINING WALL AND FIREWALL

LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

REAR ELEVATION



DIRECTIONAL SIGN ELEVATION

NO.	DATE	REVISIONS

**CJC DESIGN, INC.**  
 1205 K. Padgett St., Suite B, Anaheim, CA 92805  
 (714) 224-8888  
 www.cjcdesign.com  
 714 224-8888

**Excaltour**  
 PROJECT: MISSION BLVD. JURUPA RD. RIVERSIDE COUNTY, CALIF.  
 DATE: NOVEMBER 2009  
 SCALE: 1" = 10'-0"  
 DRAWN BY: F. COHEN  
 CHECKED BY: F. COHEN  
 PROJECT NUMBER: 10/0771  
 SHEET NUMBER: 11/A  
 TOTAL SHEETS: 11/A-2

CASE: CUP03190R1  
 EXHIBIT: B  
 DATED: 6/07/10  
 PLANNER: C. HINOJOSA

NO.	DATE	REVISIONS

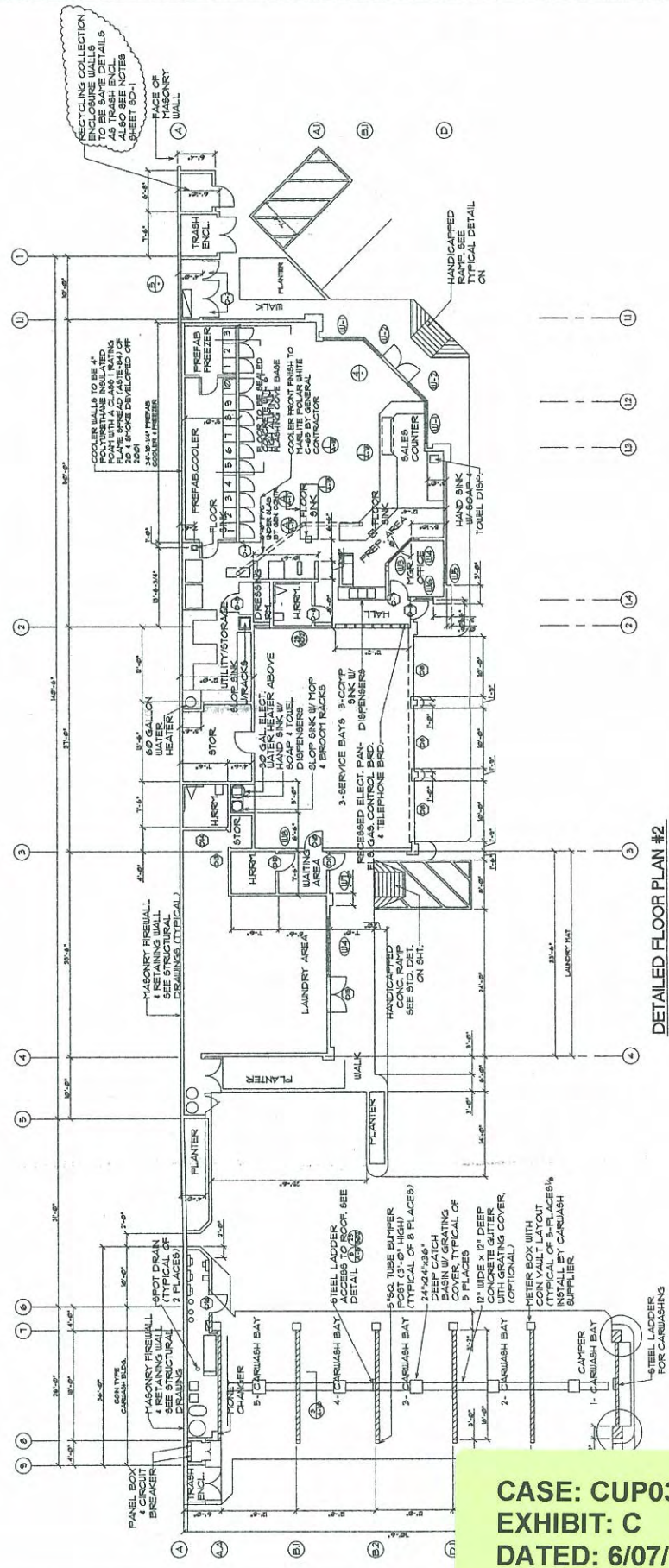
C.C. DESIGN, INC.  
 1205 N. Redwood St., Suite 8, Anaheim, CA 92705  
 P: 714 821-2771  
 F: 714 821-2772  
 WWW.CCDESIGN.COM



PROJECT: MISSION BLVD. • JURUPA RD.  
 RIVERSIDE COUNTY, CALIF.  
 DATE: NOVEMBER, 2009  
 SCALE: 1/8"=1'-0"  
 DRAWN BY: [Redacted]  
 CHECKED BY: [Redacted]  
 PROJECT NUMBER: 070771  
 SHEET NUMBER: 1/1  
 SHEET: A-1

REVISED CUP 3190

EXHIBIT 'C'  
 FLOOR PLANS



DETAILED FLOOR PLAN #2

CASE: CUP03190R1  
 EXHIBIT: C  
 DATED: 6/07/10  
 PLANNER: C. HINOJOSA

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42311  
**Project Case Type (s) and Number(s):** Conditional Use Permit No. 3190, Revised Permit No. 1  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** Christian Hinojosa, Project Planner  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** David Berri  
**Applicant's Address:** 22 Shady Lane; Irvine, CA 92603  
**Engineer's Name:** Shackelton Consulting  
**Engineer's Address:** 4649 Brockton Avenue; Riverside, CA 92506

### I. PROJECT INFORMATION

#### A. Project Description:

**Conditional Use Permit No. 3190, Revised Permit No. 1** proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.

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

**C. Total Project Area:** 0.78 Gross / Net

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 0.78	Lots: N/A	Sq. Ft. of Bldg. Area: 8,209	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		Sq. Ft.: N/A	

**D. Assessor's Parcel No:** 183-112-054

**E. Street References:** southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South, Range 5 West, Section 8

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the Jurupa Area Plan of the Riverside County General Plan. Urban development and/or urban entitlements have been approved or are currently being processed through the County of Riverside to the north, east and west. Single family residences and commercial retail uses currently surround the project site. Currently on the project site there is an existing 8,209 square foot retail and gas station development. The topography of the area is relatively flat.

Conditional Use Permit No. 3190 proposed a 12 pump auto gas station with a 1,912 square foot mini market, a 5 bay self service car wash, a 3 bay auto service facility, a 867 square foot Laundromat, 37 parking spaces and 4,307 square feet of landscaping area with a total building

area of 5,518 square feet approved by the Riverside County Planning Commission on August 10, 1994.

Conditional Use Permit No. 3190, Revised Permit No. 157 proposed a 5 bay car wash, a 2,200 square foot mini market and a 970 square foot laundromat with a total building area of 5,653 square feet approved by the Riverside County Planning Commission on July 19, 1995. A liquor license was proposed as part of this revision, but the request was withdrawn at the Planning Commission hearing.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) general plan land use designation. The proposed project meets all other applicable land use policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for land use related impacts. Therefore, no new environmental documentation is required.
- 2. Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for circulation related impacts. Therefore, no new environmental documentation is required.
- 3. Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of the proposed project site. This project will comply with all Multipurpose open space standards set forth in the Jurupa Area Plan. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for open space related impacts. Therefore, no new environmental documentation is required.
- 4. Safety:** The proposed project is not located within a special hazard zone (including liquefaction, fault zone, high fire hazard area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety element policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for safety related impacts. Therefore, no new environmental documentation is required.
- 5. Noise:** Sufficient mitigation against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable General Plan Noise element policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for noise related impacts. Therefore, no new environmental documentation is required.
- 6. Housing:** The project proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. 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). Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for housing related impacts. Therefore, no new environmental documentation is required.

7. **Air Quality:** The proposed project is in conformance with the Air Quality Element of the General Plan. The proposed project meets all other applicable Air Quality element policies. Environmental Assessment No. 36823 has adequately analyzed Conditional Use Permit No. 3190, Revised Permit No. 157 for air quality related impacts. Therefore, no new environmental documentation is required.

**B. General Plan Area Plan(s):** Jurupa Area Plan

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

**D. Land Use Designation(s):** Commercial Retail (CR) (0.20 - 0.35 Floor Area Ratio)

**E. Overlay(s), if any:** The Jurupa Valley Redevelopment Project Area

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

**G. Adjacent and Surrounding**

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

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

To the North: Community Development

To the South: Community Development

To the East: Rural Community

To the West: Community Development

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

To the North: Light Industrial

To the South: Medium Density Residential

To the East: Low Density Residential

To the West: Commercial Retail

4. **Policy Area(s):**

To the North: N/A

To the South: N/A

To the East: Equestrian Sphere Policy Area

To the West: 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:** Scenic Highway Commercial (C-P-S)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:**

To the North: Manufacturing - Service Commercial (M-SC)

To the South: General Residential (R-3)

To the East: One-Family Dwelling (R-1)

To the West: Scenic Highway Commercial (C-P-S)

**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
<input type="checkbox"/> Greenhouse Gas Emissions	<input type="checkbox"/> Public Services	Significance

**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 Negative Declaration (EA36823) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier 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  
Date 7/28/2010  
\_\_\_\_\_  
Christian Hinojosa, Project Planner  
Printed Name For Carolyn Syms Luna, Planning Director  
\_\_\_\_\_

## V. EARLIER ANALYSES

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

### Earlier Analyses Used, if any:

RCLIS: Riverside County Land Information System database.  
MSHCP: Multi-Species Habitat Conservation Program, Adopted June 17, 2003.  
RCIP: Riverside County Integrated Plan (General Plan), Adopted October 07, 2003.  
EA36823: Environmental Assessment No. 36823

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9<sup>th</sup> 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.

08/17/10  
08:13

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 1

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.

The project site is located in the Community of Rubidoux within the Jurupa Area Plan in Western Riverside County; more specifically, southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road.

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. 3190, Revised Permit No. 1. 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. 3190, Revised Permit No. 1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Site Plan for Conditional Use Permit No. 3190, Revised Permit No. 1, dated June 7, 2010.

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

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

APPROVED EXHIBIT B = Project Elevations for Conditional Use Permit No. 3190, Revised Permit No. 1, dated June 7, 2010.

APPROVED EXHIBIT C = Project Floor Plans for Conditional Use Permit No. 3190, Revised Permit No. 1, dated June 7, 2010.

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.

PLANNING DEPARTMENT

10.PLANNING. 1 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.

10.PLANNING. 2 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. 9 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.

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 18 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 Alcohol & Beverage Control (ABC) 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. 19 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. 20 USE - VOID RELATED PROJECT RECOMMND

Any approval for use of or development on this property that was made pursuant to Conditional Use Permit No. 3190 and Conditional Use Permit No. 3190, Revised Permit No. 157 shall become null and void upon final approval of Conditional Use Permit No. 3190, Revised Permit No. 1 by the County of Riverside.

10.PLANNING. 22 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. 23 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.

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 24

USE - BEER & WINE RESTRICTIONS

RECOMMND

The following development standards shall apply to the sale of beer and wine for off-premises consumption:

- a. Only beer and wine may be sold.
- b. The owner and the management shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverage advertising shall be located on gasoline islands; and, no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window.
- h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between the hours of 2:00 a.m. and 6:00 a.m. in order to prevent public access to alcoholic beverages during those hours.

08/17/10  
08:13

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 5

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - ABC20 OFF SALE BEER/WINE RECOMMND

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises, but are not allowed to purchase beer and wine.

10.PLANNING. 26 USE - AGENCY LETTERS RECOMMND

The applicant/permittee shall comply with the requirements set forth in the Riverside County Transportation Department's letter dated 7/19/95, a copy of which is attached. (Amended at PC, 7/19/95)

The applicant/permittee shall comply with the requirements set forth in the Riverside County Health Department, Hazardous Materials Division, letter dated 3/14/95, a copy of which is attached.

Water and sewerage disposal facilities shall be installed in accordance with the requirements set forth in the Riverside County Health Department's letter dated 3/31/95, a copy of which is attached.

Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the requirements set forth in the Riverside County Fire Department's letter dated 3/30/95, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Riverside County Department of Building and Safety - Grading Section's letter dated 4/03/95, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Environmental Health Department - Industrial Hygiene Section's letter dated 1/06/93, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Riverside County Waste Resources Management District's letter dated 3/14/95, a copy of which is attached.

The applicant/permittee shall comply with the requirements set forth in the Riverside County Regional Park and Open-Space District's letter dated 8/08/95, a copy of which

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 26 USE - AGENCY LETTERS (cont.) RECOMMND

is attached.

10.PLANNING. 27 USE - PARKING PAVING MATERIAL RECOMMND

Thirty-seven (37) parking spaces shall be provided, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety. The regular parking space which is partially overlapped by the adjacent handicapped parking spaces shall not be constructed.

10.PLANNING. 28 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) handicapped parking spaces shall be provided in the locations shown on the APPROVED EXHIBIT A, dated 6/07/10. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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.

10.PLANNING. 29 USE - COMPACT PARKING SPACES RECOMMND

A maximum of five (5) parking spaces may be sized for compact cars (8 1/2' X 16') and shall be clearly marked 'COMPACT CARS ONLY'.



CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

10. GENERAL CONDITIONS

10.PLANNING. 30 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. 31 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

10.PLANNING. 32 USE - PLANS SHOWING BIKE RACKS RECOMMND

Class II bicycle racks shall be provided as shown on APPROVED EXHIBIT A, dated 6/07/10.

10.PLANNING. 33 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any structure as shown on APPROVED EXHIBIT A, dated 6/07/10, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 34 USE - TOTAL WASHERS AND DRYERS RECOMMND

The proposed laundromat shall not provide more than 40 machines (washers and dryers) total. (Amended by Planning Commission, 7/19/95)

10.PLANNING. 35 USE - LANDSCAPE REQUIREMENT RECOMMND

A minimum of 7.5 percent of the total parking area shall be landscaped. Additionally, a minimum of 40 percent of the uncovered parking spaces shall be shaded, driveways and interior traffic circulation (aisleways) are excluded.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

08/17/10  
08:13

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 8

CONDITIONAL USE PERMIT Case #: CUP03190R1

Parcel: 183-112-054

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.)

RECOMMND

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.

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

DATE: June 8, 2010

**TO:**

Riv. Co. Transportation Dept.  
P.D. Landscaping Section-R. Dyo  
Riv. Co. Sheriff's Dept.

Riv. Co. EDA-Redevelopment  
2nd District Supervisor  
2nd District Planning Commissioner

Jurupa Unified School Dist.

**CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – EA42311 – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. This Revised Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 183-112-054 – Related Cases: CUP03190 and CUP03190RVP157**

Please review the attached map(s) and/or exhibit(s) for the above-described project. **Please have your comments, questions and recommendations to the Planning Department on or before July 8, 2010.** 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 **Christian Hinojosa, Project Planner**, at (951) 955-0972 or email at **CHINOJOS@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.*



**California Department of Alcoholic Beverage  
Control  
For the County of RIVERSIDE - (Off-Sale Licenses)  
and Census Tract = 403.03**

Report as of 7/6/2010

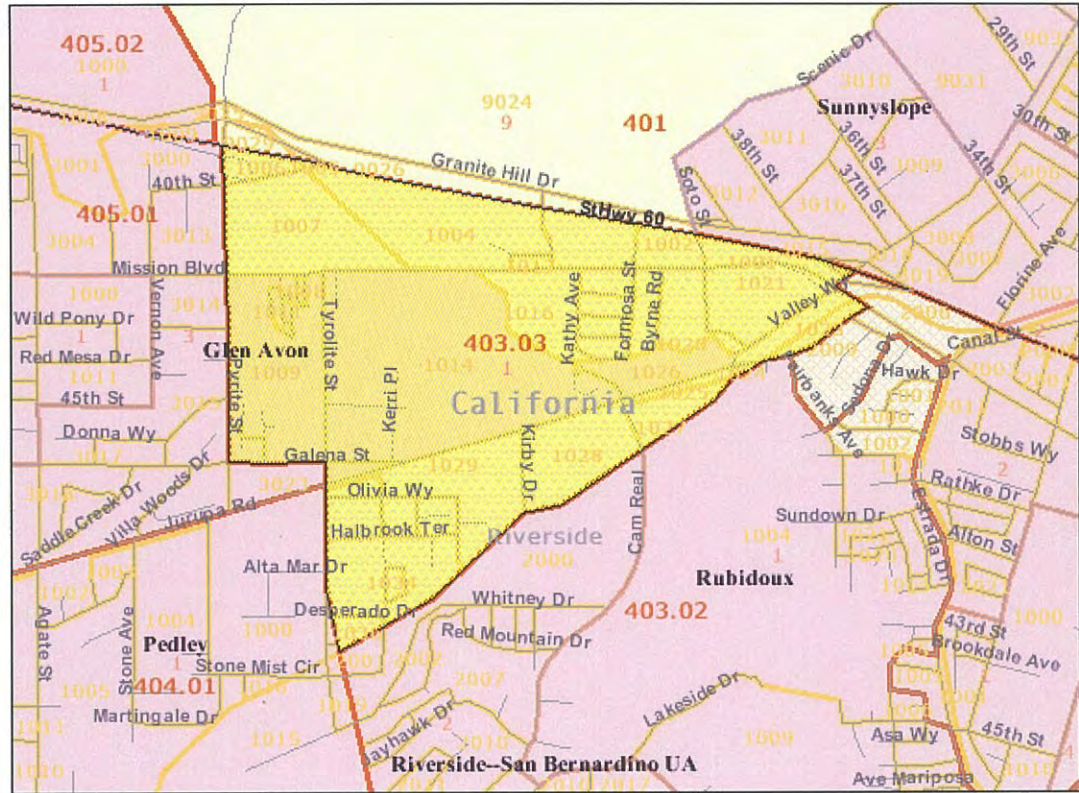
	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	<a href="#">209724</a>	ACTIVE	20	8/7/1989	6/30/2010	CIRCLE K STORES INC 8190 MISSION BLVD, STE A RIVERSIDE, CA 92509  Census Tract: 0403.03	CIRCLE K 5063	495 E RINCON ST, STE 150 CORONA, CA 92879-1365	3300
2)	<a href="#">211980</a>	ACTIVE	21	1/17/1989	10/31/2010	CHON, YOUNG KIL 4660 GALENA ST, BLDG 2 STE A RIVERSIDE, CA 92509  Census Tract: 0403.03	EXPRESS LIQUOR		3300
3)	<a href="#">477012</a>	ACTIVE	20	5/19/2009	4/30/2011	B & L FUEL MART INC 6824 VALLEY WAY RIVERSIDE, CA 92509-3422  Census Tract: 0403.03	B&L FUEL MART INC		3300
4)	<a href="#">484075</a>	ACTIVE	21	12/23/2009	9/30/2010	JOE & SAMS INC 7384 MISSION BLVD RIVERSIDE, CA 92509-2916  Census Tract: 0403.03	LOWRS MARKET		3300

--- End of Report ---

For a definition of codes, view our [glossary](#).

Census Tract 403.03, Riverside County, California

- Boundaries**
- State
  - '00 County
  - '00 Census Tract
  - '00 Block Group
  - '00 Block
  - '00 Place
  - '00 Place
  - '00 Urban Area
  - '00 Urban Area
- Features**
- Major Road
  - Street
  - Stream/Waterbody
  - Stream/Waterbody



2.8 miles across

Close

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

**TO:** Christian Hinojosa, Planning Department  
CC: Charles Waltman, Claudia Steiding, John Field, Susan Swieca, Gloria Perez, Brenda Salas

**FROM:** **Redevelopment Agency**  
Nicole Walker, Development Specialist

**DATE:** July 27, 2010

**SUBJECT:** **COMPREHENSIVE PLANNING REVIEW**  
Comments

**Case:** Conditional Use Permit 3190, Revision No. 1 [Alcohol License – Rubidoux]

**Site Visit:** June 21, 2010

---

### **PROJECT DESCRIPTION AND LOCATION:**

Conditional Use Permit 3190, Revision No. 1 proposes an Alcohol Beverage Control License for off-premise consumption in the community of Rubidoux. The project site consists of 0.78 acres located at the southwest corner of Mission Boulevard and Jurupa Road. The site currently has multiple structures on the site, including a gas station/convenience store and car wash. The zoning classification for the project site is Scenic Highway Commercial (C-P-S) and the land use designation is Commercial Retail (CD: CR). The surrounding land uses include a gas station to the west, single family residences to the south and east, and vacant land to the north.

### **REDEVELOPMENT PROJECT AREA(S):**

The proposed project is located in the Jurupa Valley Project Area (JVPA) (Rubidoux sub-area).

### **REDEVELOPMENT AGENCY COMMENTS:**

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Rubidoux sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in the sub-area be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

# MEMORANDUM

## RIVERSIDE COUNTY ECONOMIC DEVELOPMENT AGENCY

---

*Robert Field*  
*Assistant County Executive Officer/EDA*

Comprehensive Planning Review Comments  
Re: Conditional Use Permit 3190, Revision No. 1  
July 27, 2010  
Page 2

There is another business that also sells alcohol for off-premise consumption within 1000 ft. of the project site.

There is also a church located within 1000 ft. of the project site.

The Redevelopment Agency has no further comments/concerns regarding the proposed project at this time.

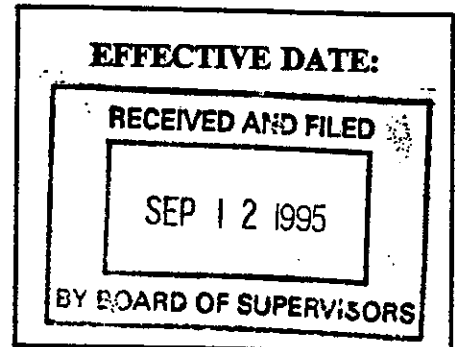
**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CONDITIONS OF APPROVAL**

**REVISED PERMIT NO. 157, AMENDED NO. 1,**

**CONDITIONAL USE PERMIT NO. 3190**

**ZONING DISTRICT: RUBIDOUX**

**APN: 183-112-160**



**I. STANDARD CONDITIONS**

- 1.1 The following conditions of approval are for **REVISED PERMIT NO. 157, AMENDED NO. 1**, and consist of Conditions of Approval 1.1 through 1.8, Conditions of Approval 2.1 through 2.8, Conditions of Approval 3.1 through 3.13, Conditions of Approval 4.1 through 4.13, Conditions of Approval 5.1 through 5.3, Conditions of Approval 6.1 through 6.5, Conditions of Approval 7.1 through 7.7, Condition of Approval 8.1; and pages 1 through 9, inclusive.
- 1.2 The use hereby permitted is to construct an auto service station with a 2,200 square foot convenience market, a 5 bay self service car wash, a 1,223 square foot auto service facility, and an 970 square foot laundromat.
- 1.3 The applicant/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 PERMIT NO. 157, AMENDED NO. 1**. The County of Riverside will promptly notify the applicant/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 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 of Riverside.
- 1.4 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 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 use 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 effective date of the issuance of this permit, this permit shall become null and void.



**REVISED PERMIT NO. 157, AMENDED NO. 1**  
**CONDITIONS OF APPROVAL**  
**PAGE 2 OF 9**

---

- 1.5 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 Exhibit No. "A", Amended No. 1, dated 3-23-95, unless otherwise amended by these conditions of approval.
- 1.6 In the event the use hereby permitted under this permit, a) ceases operation for a period of one (1) year or more, b) is found to be in violation of the terms and conditions of this permit, c) is found to have been obtained by fraud or perjured testimony, or d) 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 in Section 18.31 of Ordinance No. 348.
- ~~1.7 Within 10 days of approval by the Board of Supervisors ten (10) copies of an Amended Per Final Conditions exhibit shall be submitted to and approved by the Planning Department prior to release of the final conditions of approval. The amended exhibit shall be in substantial conformance with Exhibit A, Amended No. 1, however, the car wash bays shall be removed and the laundromat shall be relocated to the northwest corner of the site. One handicapped parking space shall be relocated, or added, between the service bays and the laundromat. (Deleted by Planning Commission, 7-19-95)~~
- 1.8 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.

**2. AGENCY CONDITIONS**

- 2.1 The applicant/permittee shall comply with the requirements set forth in the Riverside County Transportation Department's letter dated 4-3-95 ~~7-19-95~~ A copy of which is attached. ~~(Amended at PC, 7-19-95)~~
- 2.2 The applicant/permittee shall comply with the requirements set forth in the Riverside County Health Department, Hazardous Materials Division, letter dated 3-14-95, a copy of which is attached.
- 2.3 Water and sewerage disposal facilities shall be installed in accordance with the requirements set forth in the Riverside County Health Department's letter dated 3-31-95, a copy of which is attached.
- 2.4 Fire protection shall be provided in accordance with the appropriate section of Ordinance No. 546 and the requirements set forth in the Riverside County Fire Department's letter dated 3-30-95, a copy of which is attached.

**REVISED PERMIT NO. 157, AMENDED NO. 1**  
**CONDITIONS OF APPROVAL**  
**PAGE 3 OF 9**

---

- 2.5 The applicant/permittee shall comply with the requirements set forth in the Riverside County Department of Building and Safety - Grading Section's letter dated 4-3-95, a copy of which is attached.
- 2.6 The applicant/permittee shall comply with the requirements set forth in the Environmental Health Department - Industrial Hygiene Section's letter dated 1-6-93, a copy of which is attached.
- 2.7 The applicant/permittee shall comply with the requirements set forth in the Riverside County Waste Resources Management District's letter dated 3-14-95, a copy of which is attached.
- 2.8 The applicant/permittee shall comply with the requirements set forth in the Riverside County Regional Park and Open-Space District's letter dated 8-8-94, a copy of which is attached.

**3. DEVELOPMENT STANDARD CONDITIONS**

All the following conditions shall be satisfied prior to any use allowed by this permit:

- 3.1 Thirty-seven (37) parking spaces shall be provided, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to current standards as approved by the Department of Building and Safety. The regular parking space which is partially overlapped by the adjacent handicapped parking spaces shall not be constructed.
- 3.2 A minimum of two (2) handicapped parking spaces shall be provided in the locations shown on the approved Exhibit No. "A", Amended No. 1, dated 3-23-95. Each parking space reserved for the handicapped shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

**REVISED PERMIT NO. 157, AMENDED NO. 1**  
**CONDITIONS OF APPROVAL**  
**PAGE 4 OF 9**

---

- 3.3 A maximum of five (5) parking spaces may be sized for compact cars (8½' X 16') and shall be clearly marked "COMPACT CARS ONLY".
- 3.4 Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.
- 3.5 Floor plans and building elevations, shall be in substantial conformance with that shown on Exhibit No. "C", Amended No. 1, dated 3-23-95.
- 3.6 Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 3.7 Class II bicycle racks shall be provided as shown on approved Exhibit No. "A", Amended No. 1, dated 3-23-95.
- 3.8 Prior to the sale of any structure as shown on approved Exhibit No. "A", Amended No. 1, dated 3-23-95, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.
- 3.9 Parking for this permit was determined primarily on the basis of County Ordinance No. 348, Section 18.12.c.(1) Automotive repair and service shops, Section 18.12.c.(2) Automotive service stations, Section 18.12.c.(3) Automotive washing and cleaning establishments, Section 18.12.c.(14) Freestanding convenience markets, and Section 18.12.c.(35) Self service laundries.
- 3.10 Signage approved under this permit shall be limited to the directional sign shown on Exhibit No. "C". Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.
- 3.11 The proposed laundromat shall not provide more than 34 ~~40~~ machines (washers and dryers) total. ~~Amended by Planning Commission, 7-19-95~~
- 3.12 ~~Prior to Building Permits~~, the developer shall offer for dedication a 10 foot wide easement for a regional trail. This offer shall be made to the County of Riverside. ~~The easement shall be located along Jurupa Road.~~ The applicant, the applicant's successors-in-interest or assignees, shall be responsible for the maintenance of the regional trail easement until such time as the maintenance is taken over by the appropriate maintenance district. ~~Amended by Planning Commission, 7-19-95~~
- 3.13 The concurrent sale of beer and wine along with the sale of motor vehicle fuels shall not be permitted.

**4. LANDSCAPING & IRRIGATION CONDITIONS**

All the following conditions shall be satisfied on the project's landscaping and irrigation plans:

- 4.1 Prior to the issuance of grading or building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location of all existing planting shall be indicated, and the location, number, genus, species, and container size of all proposed plants shall be shown. Plans shall meet all requirements of Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein.
- 4.2 All parking lots shall be screened from view along the entire perimeter by the construction of either a three foot high and three foot wide earthen berm, or a three foot wide planter with shrubbery that can be maintained at a height of three feet; however, where the parking lots are adjacent to a street right-of-way, the berm or planter shall be five feet in width. In addition, any area within the street right-of-way between the edge of the sidewalk, if any, and the outer edge of the right-of-way shall also be developed as a planter or landscaped area in conjunction with the required five foot planter. Furthermore, the on-site planter width shall be increased to eight feet, excluding curb, for at least 45 feet for every 150 feet of frontage street right-of-way. The planter shall include shrubs, hedges, an other natural growth or other features such as berms, designed to form a partial visual screen at least three feet in height, except within 10 feet of street and driveway intersections where landscaping shall not be permitted to grow higher than 30 inches.
- 4.3 A planter at least five feet wide, excluding curbing, shall be provided adjacent to properties used for residential purposes, or one of the zones described in Ordinance No. 348, Section 18.12.b.6.b.(6)a.3. Within this planter, one screen tree shall be planted at an average of at least every 25 feet on center, in combination with other plants, to provide a dense visual screen.
- 4.4 A minimum of 7.5 percent of the total parking area shall be landscaped. Additionally, a minimum of 40 percent of the uncovered parking spaces shall be shaded, driveways and interior traffic circulation (aisleways) are excluded. Shade tree coverage shall be determined by the approximate crown diameter of each tree at 15 years. Trees shall be a minimum 15 gallon size at planting.
- 4.5 In addition to the other provisions of Ordinance No. 348, Section 18.12., and in accordance with Section 18.12.b.6.b.(6)5.: Trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area. Planting islands for such landscaping shall be protected from automobile traffic by concrete curbs. Additionally, all ends of parking lanes shall have landscaped islands, and shall have a minimum width of five feet, excluding curbs. Furthermore, no parking island planter shall be smaller than 25 square feet, excluding curbing. A six inch high curb with a twelve (12) inch wide walkway shall be constructed along parking island planters.

- 4.6 Landscaped areas shall be distributed throughout the entire parking area as evenly as is appropriate in the design of the parking lot. All landscaping shall be designed so that plant materials are protected from vehicle damage, encroachment or overhang.
- 4.7 Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.
- 4.8 An automatic irrigation system for all planted areas shall be required.
- 4.9 The applicant/owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- 4.10 The location and dimensions of aisleway areas adjacent to parking spaces shall be arranged in accordance with the minimum parking standards adopted by the Planning Commission. The parking layout shall be arranged so as to permit vehicles to move out of the parking area without backing into a street right-of-way. Additionally, all driveways which are more than 100 feet long or which lead to parking areas with more than 10 parking spaces shall be a minimum 24 feet wide.
- 4.11 Parking spaces with a side abutting a wall, fence, building, or other obstruction, shall be 2 feet wider than the standard required width.
- 4.12 A six (6) inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.
- 4.13 The irrigation plan shall be in compliance with Section 18.12 of Ordinance No. 348, and include a rain shut-off device which is capable of shutting down the entire system. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.

## **5. GRADING CONDITIONS**

- 5.1 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 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.
- 5.2 Change of Zone No. 6211 shall be adopted by the Board of Supervisors and shall be effective.
- 5.3 Clearance shall be obtained from the Riverside County Regional Parks and Open Space District prior to the issuance of a grading ~~building~~ permit. ~~(Amended by Planning Commission 7-19-95)~~

## **6. BUILDING PERMIT CONDITIONS**

Prior to issuance of building permits, all the following conditions shall be satisfied:

- 6.1 **PRIOR TO ISSUANCE OF GRADING OR 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.
- 6.2 The applicant shall obtain clearance and/or permits from the following agencies:
- |   |  |
|---|--|
| County Transportation Department            | County Planning Department                           |
| County Health Department                    | County Regional Parks and Open Space District        |
| County Fire Department                      | Riverside County Waste Resources Management District |
| South Coast Air Quality Management District |  |
- Written evidence of compliance shall be presented to the Land Use Division of the Planning Department.
- 6.3 No building permits shall be issued by the County of Riverside for any commercial/ industrial/manufacturing developments within the project boundary until the developer, or the developer's successors-in-interest, provide evidence of compliance with the Jurupa Community Plan's public facility financing measures. A cash sum of four-hundred and ten dollars (\$410.00) per acre of development shall be deposited with the Riverside County Department of Building and Safety as mitigation for impacts upon law enforcement services (Sheriff services).
- 6.4 Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, walls and fences in accordance with the approved plan, and adequate maintenance of the planting for one year shall be filed with the Department

**REVISED PERMIT NO. 157, AMENDED NO. 1**  
**CONDITIONS OF APPROVAL**  
**PAGE 8 OF 9**

---

of Building and Safety. A cash bond shall be required to guarantee the installation of plantings, walls, and fences when the estimated cost is \$2,500 or less. The remaining performance surety shall be released one year after installation is approved provided the planting has been adequately maintained.

- 6.5 All fencing and/or walls shall incorporate anti-graffiti coatings, where applicable.

**7. FINAL BUILDING INSPECTION/OCCUPANCY CONDITIONS**

Prior to final building inspection or issuance of occupancy permits, whichever occurs first, all the following conditions shall be satisfied:

- 7.1 Walls shall be constructed as shown on Exhibit No. "A", Amended No. 1, dated 3-23-95. The required walls shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director.
- 7.2 Two (2) trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on approved Exhibit No. "A", Amended No. 1, dated 3-23-95, and shall be constructed prior to the issuance of occupancy permits. The enclosures shall be six feet in height and shall be made with masonry block and a solid gate, which screens the bins from external view.
- 7.3 All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans and be in a condition acceptable to the Director of Building and Safety. The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and in good working order.
- 7.4 The applicant's landscape architect or other State licensed party responsible for preparing landscaping and irrigation plans shall provide a Compliance Letter to the Planning Department and the Department of Building and Safety stating that the landscape and irrigation system have been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permits, whichever occurs first.
- 7.5 Any existing outdoor advertising displays, signs or billboards shall be removed.
- 7.6 Wall and/or fence locations shall be in conformance with Exhibit No. "A", Amended No. 1, dated 3-23-95.
- 7.7 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.

**8. SCHOOL MITIGATION**

8.1 Impacts to the Jurupa Unified School District will be mitigated in accordance with California State law.

Project Planner: Michael A. Freitas Date: 9-28-95  
Michael A. Freitas, Senior Planner

G:\TM2\CUP\RPV157C

MAF

Created: 5/17/95

Revised: 7/20/95





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



David E. Barnhart  
Director of Transportation

July 19, 1995  
~~April 3, 1995~~  
~~December 13, 1994~~  
~~May 31, 1994~~

Riverside County Planning Commission  
4080 Lemon Street  
Riverside, CA 92501

(Convenience Market/Service Station)  
RE: Conditional Use 3190 - Amend #2  
Team 1 - Supv. Dist. #2 -  
Township 2 South, Range 5 West,  
Sections 7 and 8  
\* As Amended at B.O.S. 12/13/94  
RVP #157 - Amend #1 4/3/95  
\*\* As Amended at P.C. 7/19/95

Ladies and Gentlemen:

The Transportation Planning staff has reviewed a traffic study for the above referenced project. The study has been prepared in accordance with County approved guidelines. We generally concur with the findings relative to traffic impacts.

The study indicates that it is possible to achieve a Level of Service "C" for the intersection of Mission Boulevard and Jurupa Road (which will require additional construction for mitigation at the time of development).

The Comprehensive General Plan circulation policies require a minimum Level of Service "C." As such the proposed project is consistent with this General Plan Policy.

\*1. ~~Prior to issuance of building permits, the intersection of Mission Boulevard and Jurupa Road must be programmed for improvement with funding assured to construct right out only channelization and signage controls at the Jurupa Road entrance of Mission Boulevard to prevent left turns onto Mission Boulevard, or as approved by the Transportation Department.~~

\*\* Prior to occupancy the intersection of Mission Boulevard and Jurupa Road shall be improved to provide the following intersection geometrics, including any needed widening:

\* As Amended at B.O.S. 12/13/94  
\*\* As Amended at P.C. 7/19/95

Northbound: one left turn lane and one right turn lane  
Eastbound: two through lanes and one left turn lane  
Westbound: lengthen and improve the left turn lane  
including any modifications necessary for  
the median and drainage to facilitate left  
turn movements at the intersection.

- \*2. ~~Limit access entering and leaving the site at Mission Boulevard to right-in, right-out turns only and install signage accordingly.~~

With respect to the conditions of approval for the referenced exhibit, the Transportation Department recommends that the applicant provide the following street improvements, street improvement plans and/or road dedications in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows 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 the following conditions 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 Planning Engineer's Office.

Prior to issuance of a building permit or any use allowed by this permit, the applicant shall complete the following conditions at no cost to any government agency:

3. No additional onsite right-of-way shall be required on Mission Boulevard since adequate right-of-way exists.
4. Sufficient public street right-of-way shall be provided along Jurupa Road to establish a 39 foot half width right-of-way including standard corner cutback.
5. The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Mission Boulevard. THE APPLICANT SHALL APPLY UNDER SEPARATE APPLICATION with the County Surveyor for a conditional vacation of Mission Boulevard, and receive a Board of Supervisors decision, prior to use case approval. Should the Board of Supervisors fail to approve said vacation request, the applicant shall redesign the project, utilizing the existing rights-of-way.

\* As Amended at B.O.S. 12/13/94

\*\* As Amended at P.C. 7/19/95

The Board of Supervisors action regarding this vacation approval/denial shall be included in the findings and conclusions for the use case approval.

6. Prior to issuance of a building permit or any use allowed by this permit, the developer shall deposit with the Riverside County Transportation Department the sum of \$3,300.00 towards mitigating traffic impacts for signal requirements.

This amount represents 1.31 acres at \$2,500.00 per gross acre = \$3,300.00.

7. Should this project lie within any assessment/benefit district, the applicant shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

Prior to occupancy or any use allowed by this permit, the applicant shall construct the following at no cost to any government agency:

8. Mission Boulevard is a County maintained road and shall be improved with concrete curb and gutter located 43 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Planning Engineer within a 55 foot half width dedicated right-of-way in accordance with County Standard No. 100.

9. Jurupa Road is a County maintained road and shall be improved with concrete curb and gutter located 28 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Planning Engineer within a 39 foot half width dedicated right-of-way in accordance with County Standard No. 111.

~~\*9a. Prior to occupancy or any use allowed by this permit, the applicant shall be responsible for the design and construction costs of a signal light at the intersection of Jurupa Road and Mission Boulevard or, should the Transportation Department find it necessary to close said intersection, the applicant shall design and construct a knuckle at the intersection of Jewel Street and Jurupa Road to prevent direct access to Mission Boulevard from Jurupa Road. Said improvements shall be concrete curb and gutter and sidewalk in accordance with Ordinance 461.~~

\* As Amended at B.O.S. 12/13/94

\*\* As Amended at P.C. 7/19/95

Conditional Use 3190 - Amend #2

~~May 31, 1994~~ ~~December 13, 1994~~ ~~April 3, 1995~~ July 19, 1995

Page 4

10. 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 Planning Engineer. Completion of road improvements does not imply acceptance for maintenance by County.
11. Install street lights along the streets associated with the development in accordance with the standards of County Ordinances 460 and 461 and County procedures. For specific case requirements, contact the Riverside County Transportation Department, Traffic and Safety Division. The County Service Area (CSA) Administrator determines whether the development is within an existing assessment district. If not, the land owner shall file immediately after receiving tentative approval, for an application with LAFCO for annexation into or creation of a County Service Area pursuant to Governmental Code Section 56000. PRIOR TO OCCUPANCY, the landowner shall receive and provide a Certificate of Completion from LAFCO.
12. 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, unless otherwise approved by the County Traffic Engineer.
13. Any landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Planning Engineer and assurance of continuing maintenance through the establishment of a landscape maintenance district/maintenance agreement or similar mechanism as approved by the Transportation Planning Engineer. Landscape plans shall be submitted on standard County Plan sheet format (24" x 36"). Landscape plans shall be submitted with the street improvement plans and shall depict only such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

Sincerely,



Edwin Studor  
Transportation Planning Manager

RG:wob



COUNTY OF RIVERSIDE • HEALTH SERVICES AGENCY  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

*RVP 157*

March 14, 1995

Michael A. Freitas  
Development Review Team  
Revised Permit #157, CUP 3190

Construction plans for the underground storage tanks (UST's) must be reviewed and approved by the Hazardous Materials Division prior to the installation of the UST's system. An installation permit must be obtained prior to any construction of the tank system after the plans are approved. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's and the storage of hazardous materials prior to the operation of the facility.

The operator of the vehicle maintenance business will need to obtain the Hazardous Materials Division permits prior to operation of the business.

If dry cleaning will be done at the proposed laundry mat, the operator will need to contact the South Coast Air Quality Management District for equipment approval and permit. Prior to operation, a hazardous material and a hazardous waste permit will be required from the Hazardous Materials Division.

Doug Thompson

Hazardous Materials Specialist  
Hazardous Materials Division  
(909) 358-5055

Post-it <sup>®</sup> Fax Note	7671	Date	3-14-95	# of pages	1
To	Michael Freitas	From	Doug Thompson		
Co./Dept.	Planning	Co.	Haz Mat Div.		
Phone #	275 3296	Phone #	358 5055		
Fax #	275 3157	Fax #	358 5017		

# County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: March 31, 1995

**TO:** COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
ATTN: Michael Freitas 4M

**FROM:** MARGARET LORING, Environmental Health Specialist II ML 4/3/95

**RE:** CONDITIONAL USE PERMIT NO. 3190, AMENDED NO. 1, REVISED  
PERMIT NO. 157

---

1. The Department of Environmental Health has reviewed the Conditional Use Permit No. 3190, Amended No. 1, Revised Permit No. 157 and **have no objections.**
2. Our comments will remain as stated in our letter dated 01-05-94.

ML:dr  
(909) 275-8980


APR 1 1995

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

# County of Riverside

DEPARTMENT OF ENVIRONMENTAL HEALTH

DATE: January 5, 1994

**TO:** RIVERSIDE COUNTY PLANNING DEPT.  
ATTN: David Mares  
  
**FROM:** SAM MARTINEZ, Environmental Health Specialist IV  
**RE:** CONDITIONAL USE PERMIT NO. 3190

---

The Department of Environmental Health has reviewed the Conditional Use Permit No. 3190 and has no objections. Sanitary sewer and water services should be available in this area.

**PRIOR TO ANY BUILDING PLAN REVIEW** for health clearance, the following items are required:

1. "Will-serve" letters from the appropriate water and sewerage agencies.
2. Three complete sets of plans for each food establishment will be submitted, including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Uniform Retail Food Facilities Law. For specific reference, please contact Food Facility Plan examiners at (909) 358-5172.
3. A clearance letter from the Hazardous Services Materials Management Branch (909) 358-5055 will be required indicating that the project has been cleared for:
  - a. Underground storage tanks, Ordinance #617.3
  - b. Hazardous Waste Generator Services, Ordinance #615.2
  - c. Hazardous Waste Disclosure (in accordance with Ordinance #651.1)
  - d. Waste reduction management

SM:d  
(909) 275-8980-8980

**NOTE:** Any current additional requirements not covered, can be applicable at time of Building Plan review for final Department of Environmental Health clearance.



# RIVERSIDE COUNTY FIRE DEPARTMENT

210 WEST SAN JACINTO AVENUE • PERRIS, CALIFORNIA 92570 • (909) 657-3183

March 30, 1995

TO: PLANNING DEPARTMENT  
 ATTN: Michael Freitas  
 RE: Revised Permit 157, Amended #1 to CUP 3190

With respect to the conditions of approval regarding the above referenced plan, the Fire Department recommends the following fire protection measures be provided in accordance with Riverside County Ordinances and/or recognized fire protection standards:

1. The Fire Department is required to set a minimum fire flow for the remodel or construction of all commercial buildings using the procedure established in Ordinance 546.
2. Minimum required fire flow shall be 1500 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.
3. Super fire hydrant(s) (6x4 x 2 1/2 x 2 1/2) shall be located not less than 25 feet or more than 165 feet from any portion of the building as measured along vehicular travel ways.
4. 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.
5. Prior to the issuance of building permit the applicant or Developer shall separately submit two copies of the water system plans to the Fire Department for review. 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."



CUP

Page 2

6. Prior to the issuance of building permits, the developer shall deposit with the Riverside County Fire Department, a check or money order equaling the sum of \$.25 cents per square foot as mitigation for fire protection impacts.

THE APPLICANT/DEVELOPER SHALL BE IN COMPLIANCE WITH ALL OF THE FOLLOWING CONDITIONS PRIOR TO THE FINAL FOR OCCUPANCY.

EXIT SIGNS

7. Floor - Level exit signs, exit markers and exit path marking shall be installed per the California Building Code.

FIRE LANES

8. Prior to final for occupancy 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.
9. 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" (inch) projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.
10. Applicant or Developer shall be responsible for obtaining underground and aboveground fuel and waste oil tank permits from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation.
11. Final conditions will be addressed when building plans are reviewed in the Building and Safety Office.

All questions regarding the meaning of conditions shall be referred to the Riverside County Fire Department Planning Division staff.

RAYMOND H. REGIS  
Chief Fire Department Planner

By  -  
Daniel Wagner  
Fire Safety Specialist

EMP:



## **COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY**

*Administration*  
*Thomas H. Ingram, Director*

**APRIL 3, 1995**

**TO: MICHAEL FREITAS, PLANNING DEPARTMENT**

**RE: REVISED PERMIT #157 AMENDED #1 TO CONDITIONAL USE PERMIT 3190**

The Grading Division has reviewed a conceptual grading plan for this revised permit. The plan, now reflects a similar grading concept as the one originally approved as C.U.P. 3190 Amended #2. Therefore, the Grading Division will recommend approval of this application if the following conditions are included.

Deletion of any of these conditions without written consent of the Grading Division will void our approval.

### **GENERAL GRADING CONDITIONS:**

All grading shall conform to the Uniform Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County.

All grading shall be designed to provide the same drainage concepts as those approved in the Grading Division's letter of May 25, 1994 for C.U.P. 3190 Amended #2

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

**AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM, THIS PROJECT SHALL COMPLY WITH THEM.**

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 15 to April 15.

During the actual grading, all necessary measures to control dust shall be implemented by the developer.

All graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved by the Riverside County Geologist.

Geotechnical/soils reports shall be submitted to the County Geologist for 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. A pregrading meeting, certifications, approvals and inspection procedures will be implemented per the COUNTY OF RIVERSIDE DEPARTMENT OF BUILDING AND SAFETY GRADING INSPECTION PROCESS.*

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows.

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

All parking areas shall conform to Ordinance 457, Section 4, J, 10.

**GRADING CONDITIONS TO BE FULFILLED PRIOR TO ISSUING A GRADING PERMIT:**

Prior to commencing any grading in excess of 50 cubic yards, the applicant shall obtain a grading permit and approval to construct from the Building and Safety Department.

Landscape plans are to be signed by a registered landscape architect and bonded per the requirements of ordinance 457, see form 284-47.

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety department.

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. Additionally, if the location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and approval.

It shall be the sole responsibility of the owner/applicant to obtain any and all required easements and/or permissions in order to construct this project. If they can not be obtained, the county's conditional approval shall become null and void.

**GRADING CONDITIONS TO BE FULFILLED PRIOR TO ISSUING A BUILDING PERMIT:**

Prior to issuance of any building permit, the property owner shall obtain a grading permit and approval to construct from the Grading Division of the Building and Safety Department.

The proposed retaining walls, shown on the conceptual grading plan, will require separate permits and 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.

**GRADING CONDITIONS TO BE FULFILLED PRIOR TO FINAL OCCUPANCY APPROVAL:**

PAGE 3  
4/3/95  
C3190A2RVP157A1

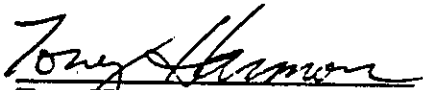
Plant and irrigate all slopes greater than or equal to 3 'in vertical height with grass or ground cover. Slopes that exceed 15'in vertical height are to be provided with shrubs and/or trees per county ordinance 457, see form 284-47.

The developer/applicant shall be responsible for obtaining the paving inspections required by Ordinance 457, Section IV, J, 10.

Respectfully,

TRANSPORTATION AND LAND MANAGEMENT AGENCY  
FRANKLIN E. SHERKOW, AGENCY DIRECTOR

DEPARTMENT OF BUILDING AND SAFETY



Tony Harmon  
Principal Engineering Technician

*NOTE: For the final grading plan, please provide the applicable information from Building and Safety Department grading forms: 284-120, 284-21, 284-36, and 284-46. These forms are available at the Building and Safety Department offices.*

IN:02181904CIPCLINR11.17



COUNTY OF RIVERSIDE • HEALTH SERVICES AGENCY  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

**Date:** January 06, 1993

**To:** Riverside County Planning Department  
4080 Lemon Street, 9th floor  
Riverside, CA 92501

**From:** William D. Redden, CIH *WR*  
Supervising Industrial Hygienist  
Department of Environmental Health  
County of Riverside, Health Services Agency  
P.O. BOX 7600  
Riverside, California 92513-7600  
Phone: (909) 358-5050  
Fax: (909) 358-4529

**Report Written by:** Steven Uhlman, REHS, IHIT  
Industrial Hygienist  
Riverside County, Department of Health

**Project Reviewed:** GPA 360, *CUP 3190, CE 6211*  
APN: 180-112-016

**Reference Number:** 93-674-006

**Applicant:** Hussein M. Berri  
8482 Westminster Ave.  
Westminster, CA 92683

**Noise Consultant:** George E. Leighton  
146 E. Emerson  
Orange, CA 92665  
Phone: (714) 282-0812  
Fax: (714) 282-7765

**Review Stage:** First Review

**Information Provided:** Acoustical Analysis Report for Community Noise  
Compliance of Proposed Self-Service Car Wash  
Corner: Mission Blvd. & Jurupa Rd., Riverside  
County, CA, 12/15/92.

*1/18/94*  
JAN 18 1994

RIVERSIDE COUNTY  
HEALTH SERVICES AGENCY

### Noise Standards:

1. The projected acoustical impact of a stationary noise source on the exterior of an affected property must not exceed a 10 minute  $L_{eq}$  of 45 dB(A) between the hours of 10:00 p.m. to 7:00 a.m. (nighttime). For daytime hours (between 7:00 a.m. and 10:00 p.m.), a 10 minute  $L_{eq}$  ceiling of 65 dB(A) has been established.
2. The noise standards set fourth in above criteria shall be reduced by 5 dB(A) where it is projected that pure tone noise will be generated. A pure tone shall exist if the one-third octave band sound pressure level in the bandwidth of the tone exceeds the arithmetic average of the sound pressure levels on the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above, by 8 dB for center frequencies between 160 and 400 Hz, and by 15 dB for center frequencies less than or equal to 125 Hz.

### Findings:

The consultant's acoustical report is acceptable.

### Recommendations:

1. Six foot noise barrier - The acoustical report states that a 6 foot masonry wall will be constructed along the outer perimeter of the carwash lot boundary. As long as this wall runs along the full length of the western boundary, noise will be adequately attenuated on the adjacent residential lot.

This wall is to be erected so that the top extends at least 6 feet above the finished grade of the carwash lot and will be sited as indicated in the Consultant's report. This wall will constructed and maintained as a noise barrier.

 **Riverside County**  
**Waste Resources Management District**

Robert A. Nelson, Chief Executive Officer

MAR 2 1995

RIVERSIDE COUNTY

March 14, 1995

Reference: Conditional Use Permit 3190, Revised Permit 157

Assembly Bill 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991 requires that beginning in 1994, adequate areas for collecting and loading recyclable materials be provided in commercial, industrial and residential development projects. Prior to building permit issuance, the applicant shall submit a site plan which includes the final design for the recyclable collection and storage area to Riverside County Waste Resources Management District (District) for review and approval. The storage area for recyclable materials shall comply with the following standards:

1. The design, construction and location of recycling areas shall not conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation or safety and shall be designed to be architecturally compatible with affected structures and existing topography;
2. The recycling storage areas shall be conveniently located at or near solid waste collection areas, where feasible, but maintain adequate separation, fencing and landscaping to ensure that adjacent areas are not impacted by any associated noise, odor, vectors or glare from the storage areas;
3. The recycling storage areas, bins and containers shall be adequate in capacity number and distribution to achieve fifty per cent recycling of the total waste generated by the project;
4. The recycling storage areas shall be sufficiently protected from rain which might render the collected materials unmarketable and shall be secure from theft;
5. Collection vehicles and personnel shall have unobstructed access to the storage area; and,
6. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

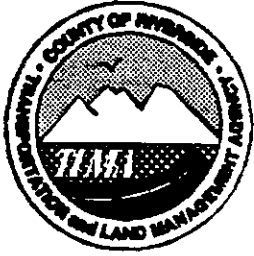
Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

Signature: 

Name and Title: Kimberly Jarrell Johnson, Planning Consultant

Telephone: (909)275-4391

In House Information  
Case# 618



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

**Building and Safety Department**



*T. H. Ingram*  
Director

April 5, 1995

Riverside County Planning Department  
Attention: Michael Freitas

Re: RVP 157 (CUP 3190)

The Plan Check Division of the Department of Building and Safety has the following comment: All information has been shown to our satisfaction; D.R.T. clearance is authorized.

Respectfully,

A handwritten signature in black ink, appearing to read "Tom Luhmann".

Tom Luhmann  
D.R.T. Plan Review Coordinator



RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

AK 30 1995  
AR 1995

Riverside County  
Planning Department  
County Administrative Center  
Riverside, California

Attention: Regional Team No. 2  
MICHAEL FREITAS

Re: CUP 3190  
REVISED PERMIT No. 157  
AMENDED No. 1

Area: RUBIDOUX

We have reviewed this case and have the following comments:

- Except for nuisance nature local runoff which may traverse portions of the property the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.
- The topography of the area consists of well defined ridges and natural watercourses which traverse the property. 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.
- This project is in the \_\_\_\_\_ Area drainage plan fees shall be paid in accordance with the applicable rules and regulations.
- 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.
- The District's report dated \_\_\_\_\_ is still current for this project.
- The District does not object to the proposed <sup>revised permit.</sup> ~~minor~~ change.
- This project is a part of \_\_\_\_\_. The project will be free of ordinary storm flood hazard when improvements have been constructed in accordance with approved plans.
- The attached comments apply.

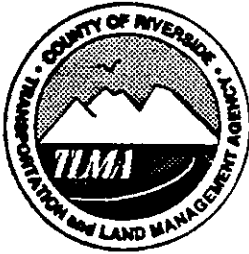
Very truly yours,

*Stuart T. Kild*

DUSTY WILLIAMS  
Senior Civil Engineer

DATE: 3-30-95

c: SARABIA & ASSOCIATES



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



**Building and Safety Department**

**MEMORANDUM**

*T. H. Ingram*  
Director

**TO:** Michael A. Freitas  
Planning Department

**DATE:** March 8, 1995

**FROM:** Jim Monroe, Senior Code Enforcement Officer

**RE:** Case No.: Revised Permit #157 to Conditional Use Permit 3190  
Address: Mission Blvd.  
APN: 183-112-016

*MM*  
MAR - 9 1995

"VERSIDE COURT"

---

Code Enforcement has no comment regarding this case transmittal.

Administration • 4080 Lemon St., 9th Floor • P.O. Box 1440, Riverside, CA 92502 • (909) 275-2000 • FAX (909) 275-2010

4080 Lemon St., 2nd Floor  
P. O. Box 1629

Riverside, CA 92502-1629

(909) 275-1800 • FAX (909) 275-1806

79733 Country Club Dr.,

Bermuda Dunes, CA 92201

(619) 863-8271 • FAX (619) 863-7015

1370 State St. #A,

San Jacinto, CA 92583

(909) 654-7855 • FAX (909) 654-2805

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

DATE: June 8, 2010

TO:

Riv. Co. Sheriff's Dept.  
Riv. Co. EDA-Redevelopment

2nd District Supervisor  
2nd District Planning Commissioner

Jurupa Unified School Dist.

**CONDITIONAL USE PERMIT NO. 3190, REVISED PERMIT NO. 1 – EA42311 – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. This Revised Conditional Use Permit is ONLY for alcohol sales, and does not cover any other uses. – APN: 183-112-054 – Related Cases: CUP03190 and CUP03190RVP157**

Please review the attached map(s) and/or exhibit(s) for the above-described project. **Please have your comments, questions and recommendations to the Planning Department on or before July 8, 2010.** 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 **Christian Hinojosa, Project Planner**, at (951) 955-0972 or email at **CHINOJOS@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

The Jurupa Unified School District is currently operating at capacity. Additional development projects will impact existing schools and create a need for additional facilities. School impact fees shall be paid pursuant to state law, even after such payment, the District's schools will become increasingly impacted and overcrowded.

DATE: 6/14/10

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Pam Lauzon, Assistant Superintendent, Business Services

TELEPHONE: 951-360-4157

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

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

**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: CUP03190RL                      DATE SUBMITTED: 4/26/10

**APPLICATION INFORMATION**

Applicant's Name: DAVID BERRI                      E-Mail: \_\_\_\_\_

Mailing Address: 22 SHADY LANE  
IRVINE                      CALIF                      92603  
City                                      State                                      ZIP

Daytime Phone No: (714) 501-3918                      Fax No: ( ) \_\_\_\_\_  
Doug Shackleton

Engineer/Representative's Name: SHACKLETON CONSULTING                      E-Mail: SHACKCONSULT@  
gmail.com

Mailing Address: 4649 BROCKTON AVE  
RIVERSIDE                      CALIF                      92506  
City                                      State                                      ZIP

Daytime Phone No: (951) 784-7403                      Fax No: (951) 369-4639

Property Owner's Name: HUSSEIN BERRI                      E-Mail: \_\_\_\_\_

Mailing Address: 6750 MISSION BLVD.  
RIVERSIDE                      CALIF.                      92509  
City                                      State                                      ZIP

Daytime Phone No: (714) 414-9494                      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.

David Berri [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.

HUSSEIN BERRI [Signature]  
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): 183-112-054

Section: 8 Township: 2S Range: 5W

Approximate Gross Acreage: .78 ACRE

General location (nearby or cross streets): North of Jurupa Rd., South of

Valley Wy, East of Fairbanks Ave West of 60 FRwy

Thomas Brothers map, edition year, page number, and coordinates: 645-A7; 2004

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):

*This proposal is to add the sale of beer & wine for off-site consumption to an existing operating mini-mart, gas station car wash. No singles will be sold, only pre-packed multi unit quantities will be sold. There will be NO rate change.*

Related cases filed in conjunction with this request:

*PCORN*

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

If yes, provide Case No(s). *CUP 3190* (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: *N/A*

Estimated amount of fill = cubic yards *N/A*

Does the project need to import or export dirt? Yes  No  *N/A*

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export? *N/A*

**APPLICATION FOR LAND USE 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) Bill pad 5518 sq. ft.

Is the development proposal 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 development project area 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) [Signature]

Date 9-17-09

Owner/Representative (2) \_\_\_\_\_

Date \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**

Project File No.	
Project Name:	
Project Location:	
Project Description	

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan <sup>2</sup> as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies <sup>3</sup> . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is commingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Land area is based on acreage disturbed.

<sup>2</sup>The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb8/pdi/R8BP/lan.pdf](http://www.swrcb.ca.gov/rwqcb8/pdi/R8BP/lan.pdf).

<sup>3</sup>The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/lmdl/303d\\_lists.html](http://www.swrcb.ca.gov/lmdl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

**NOTE.**

*This is an existing facility operating under approved CUP 3190. NO Site changes are needed or proposed. The only change will be to add the sales of beer & wine inside the mini-mart bldg.*



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

**APPLICATION FOR DETERMINATION OF PUBLIC  
NECESSITY & CONVENIENCE**

In accordance with the Business and Professions Code, Section 23958.4, the State of California Department of Alcoholic Beverage Control (ABC) has been granted the authority to deny an application for an ABC License if there is "undue concentration of licenses." An "undue concentration" exists if the site for the license is deemed to be in a census tract where the ratio of on-sale or off-sale retail ABC licenses to population exceeds the ratio of on-sale or off-sale retail ABC licenses to population in the county in which the applicant premises are located. A license may still be issued, however, if the local agency (Riverside County Board of Supervisors) determines that the public use and necessity would be served by issuance of the license.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

HR02121

CASE NUMBER: ~~CLP03190R1~~

DATE SUBMITTED: 4/26/10

**APPLICATION INFORMATION**

Applicant's Name: DAVID BERRI

Mailing Address: 22 SHADY LANE

IRVINE

Street  
CA  
State

92603  
ZIP

Daytime Phone No: (714) 801-3918

Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: DOUG SHACKELTON  
SHACKELTON CONSULTING

E-Mail: SHACKCONSULT@gmail.com

Mailing Address: 4649 BROCKTON AVE

RIVERSIDE

Street  
CA  
State

92506  
ZIP

Daytime Phone No: (951) 784-7403

Fax No: (951) 369-4039

Property Owner's Name: HUSSEIN BERRI

E-Mail: \_\_\_\_\_

Mailing Address: 22 SHADY LANE

IRVINE

Street  
CA  
State

92603  
ZIP

Daytime Phone No: (714) 801-3918

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.

APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE

PROJECT INFORMATION

Proposal (Describe Project/Ordinance No. 348 Reference No.):

TO ADD THE SALE OF BEER & WINE TO AN  
EXISTING GAS STATION, CARWASH, CONVENIENCE STORE  
WITH NO PHYSICAL CHANGES TO THE SITE OR STRUCTURES

Identify the particular type of license is being sought from the ABC: SALE FOR OFF-SITE  
CONSUMPTIONS - NO SINGLES

Related cases or underlying case: CUP 03190

PROPERTY INFORMATION

Assessor's Parcel Number(s): 183-112-054

Section: 8 Township: 2S Range: 5W

Approximate Gross Acreage: .78 ACRES

General location (nearby or cross streets): North of ISABEL GUNAD  
JURUPA RD., South of  
VALLEY WAY East of AD West of 60 FWY

Thomas Brothers map, edition year, page number, and coordinates: 645-A7-2004

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER:

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

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

David Berri

PRINTED NAME OF APPLICANT

[Signature]  
SIGNATURE OF APPLICANT

APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE

PROJECT INFORMATION

Proposal (Describe Project/Ordinance No. 348 Reference No.):

TO ADD THE SALE OF BEER & WINE TO AN  
EXISTING GAS STATION, CARWASH CONVENIENCE STORE  
WITH NO PHYSICAL CHANGES TO THE SITE OR STRUCTURES

Identify the particular type of license is being sought from the ABC: SALE FOR OFF-SITE  
CONSUMPTIONS - NO SINGLES  
Related cases or underlying case: CUP 03190

PROPERTY INFORMATION

Assessor's Parcel Number(s): 183-112-054

Section: 8 Township: 2S Range: 5W

Approximate Gross Acreage: .78 ACRES

General location (nearby or cross streets): North of JURUPA RD., South of  
VALLEY WAY East of \_\_\_\_\_, West of 60 FWY

Thomas Brothers map, edition year, page number, and coordinates: 645-A7-2004

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

David Berri  
PRINTED NAME OF APPLICANT  
[Signature]  
SIGNATURE OF APPLICANT

**APPLICATION FOR DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE**

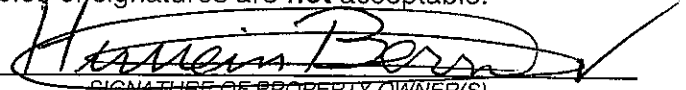
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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. (Authorized agent must submit a letter from the owner(s) indicating authority to sign in the owner's behalf. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable). Use additional sheets as necessary.

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

HUSSEIN BERRI

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.

**THE DETERMINATION OF PUBLIC NECESSITY & CONVENIENCE FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**

1. One completed and signed application form.
2. One copy of the current legal description for each property involved. Preferably a copy of a grant deed of each property involved, if available.
3. One exhibit (map) of the Census Tract the project site is located (with the project site identified, as well as the location of all other licensed facilities within said Census Tract.)
4. One Exhibit (map) with the project site identified, as well as the location of any church, school (public, private, day care), and playground or park within a 1 mile radius of the project site. The Exhibit shall also provide a ½ mile radius circle to help determine the proximity of said facilities to the proposed project site.
5. Applicable deposit-based fees.

23958.4 B & P APPLICATION WORK SHEET

PREMISES ADDRESS:

6750 MISSION BLVD  
RUBIDOUX CA 92509

LICENSE TYPE: OFF SALE

I. CRIME REPORTING DISTRICT

\_\_\_\_\_ Jurisdiction unable to provide statistical data.

Reporting District: \_\_\_\_\_.

Total number of reporting districts: \_\_\_\_\_.

Total number of offenses: \_\_\_\_\_.

Average number of offenses per district: \_\_\_\_\_.

120% of average number of offenses: \_\_\_\_\_.

Total offenses in district: \_\_\_\_\_.

Location is within a high crime reporting district: Yes / No

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 0403.03

Population: \_\_\_\_\_ / County Ratio \_\_\_\_\_.

Number of licenses allowed: 2

Number of existing licenses: 2

Undue concentration exists: Yes / No.

Letter of public convenience or necessity required: Governing Body / Applicant.

Three time publication required: Yes / No

## 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. 3190, REVISED PERMIT NO. 1** – No New Environmental Documentation Required – Applicant: Berri David – Engineer/Representative: Shackelton Consulting – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio) – Location: southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road – 0.78 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157. – APN: 183-112-054 (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: September 15, 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 Christian Hinojosa Project Planner, at 951-955-0972 or e-mail [chinojos@rctlma.org](mailto:chinojos@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](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 Thursday, 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: Christian Hinojosa,  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN, certify that on 7/6/2010.

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

APN (s) or case numbers CUPO3190R1 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

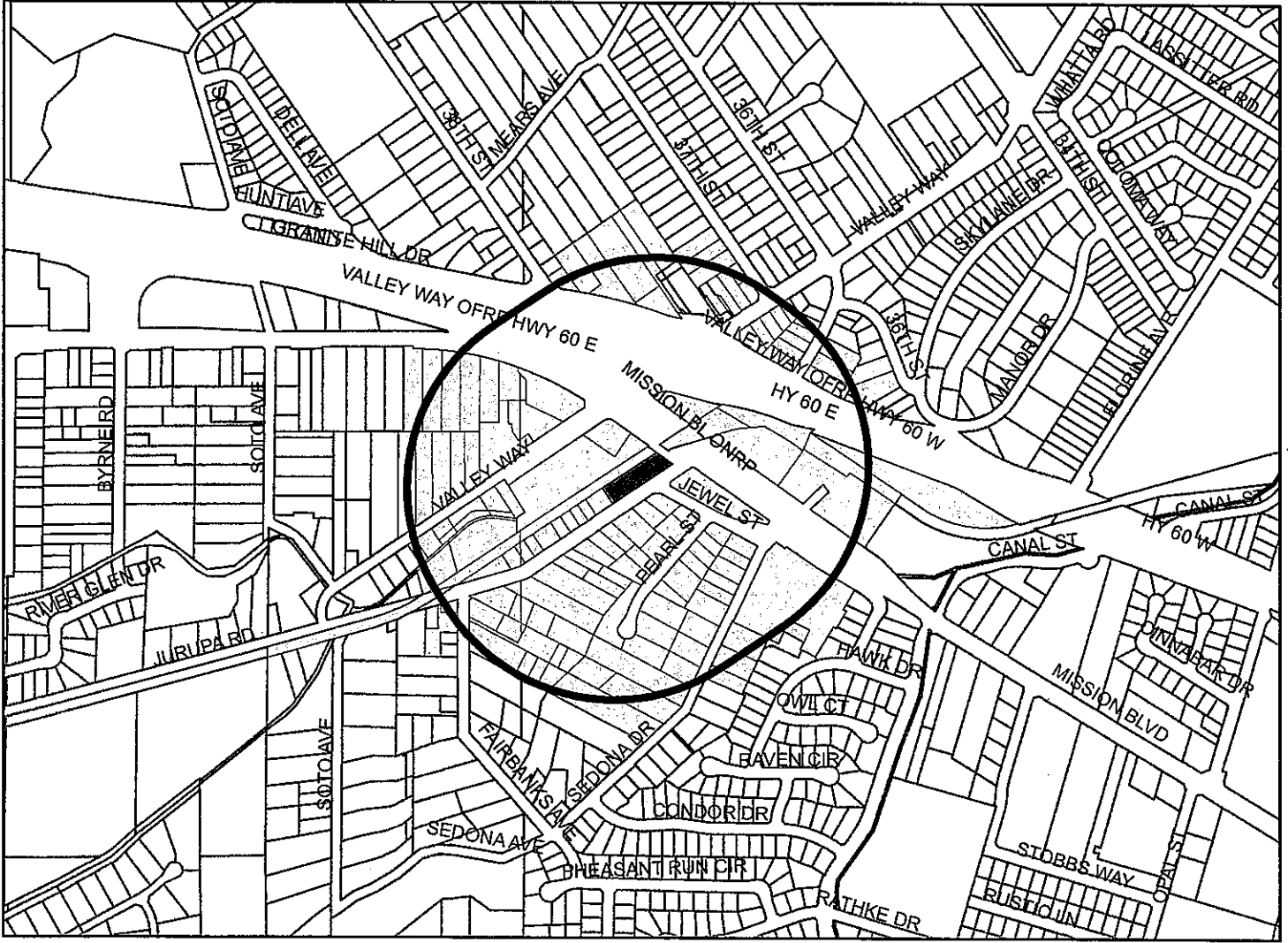
ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

*Checked by:*  
*[Signature]*  
*exp: 1-6-201*

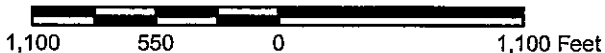
**1000 feet buffer**



**Selected Parcels**

174-290-022	174-290-023	183-112-056	183-171-001	183-160-039	183-172-009	183-101-003	183-140-003	177-091-011	177-092-011
183-171-014	177-092-004	183-112-028	174-290-020	183-101-005	183-101-004	183-172-012	183-172-002	183-171-005	174-302-021
174-302-022	174-302-026	174-302-027	174-302-029	174-302-031	174-302-016	183-182-028	183-160-017	183-160-018	183-150-002
183-173-001	183-112-017	183-112-002	183-160-011	183-160-027	177-091-009	183-171-013	183-171-012	183-171-008	183-112-008
183-112-059	183-112-009	174-290-021	183-112-027	183-112-026	183-160-026	183-172-010	177-091-010	174-290-019	183-171-003
177-092-010	183-101-013	183-101-001	183-172-003	183-112-011	183-112-060	183-112-057	183-112-055	183-160-003	183-160-013
183-112-048	183-171-002	183-182-026	183-172-008	174-290-025	174-302-015	183-112-019	183-171-007	183-160-040	183-112-035
183-112-036	177-091-012	183-150-034	183-112-003	183-101-023	183-160-019	183-112-054	183-101-021	177-092-006	183-112-001
183-111-008	183-172-006	177-100-001	183-173-002	183-112-004	183-101-018	174-302-014	183-160-010	183-160-037	183-101-035

rst 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: 174290023, ASMT: 174290023  
6879 GRANITE HILL LAND TRUST  
C/O TAX SERVICE  
P O BOX 199  
RANCHO CUCAMONGA CA 91730

APN: 177091011, ASMT: 177091011  
ANN THERESE MILLER  
3683 EDGEHILL DR  
RIVERSIDE CA. 92509

APN: 183112056, ASMT: 183112056  
ADOLFO LLAMAS  
7031 JURUPA RD  
RIVERSIDE CA 92509

APN: 177092011, ASMT: 177092011  
ANTHONY MEJIA  
6686 36TH ST  
RIVERSIDE CA. 92509

APN: 183171001, ASMT: 183171001  
ALAN S PEKARCIC, ETAL  
220 NEWPORT CTR 11 NO 309  
NEWPORT BEACH CA 92660

APN: 183171014, ASMT: 183171014  
ANTHONY MORA  
6868 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183160039, ASMT: 183160039  
ALEJANDRA ROMERO  
6960 PEARL ST  
RIVERSIDE CA. 92509

APN: 177092004, ASMT: 177092004  
ANTONIO MORALES  
3688 EDGEHILL DR  
RIVERSIDE CA. 92509

APN: 183172009, ASMT: 183172009  
ALFONSO CORTEZ, ETAL  
6799 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183112028, ASMT: 183112028  
ANTONIO P SILVA, ETAL  
6973 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183101003, ASMT: 183101003  
ALFREDO D ULLOA, ETAL  
7021 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 174290020, ASMT: 174290020  
ARLIE W KIBBIE, ETAL  
6848 37TH ST  
RIVERSIDE CA 92509

APN: 183140003, ASMT: 183140003  
ANDRES MEDINA, ETAL  
5969 GRINNELL DR  
RIVERSIDE CA 92509

APN: 183101004, ASMT: 183101004  
ATRA DEV  
C/O RAMILA PATEL  
10924 CRESSON ST  
NORWALK CA 90650

APN: 183172012, ASMT: 183172012  
AURELIO AGUILERA, ETAL  
6817 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183173001, ASMT: 183173001  
CARL J LOZA, ETAL  
13566 DOMART AVE  
NORWALK CA 90650

APN: 183172002, ASMT: 183172002  
AYALCO  
C/O RICHARD AYALA  
17386 LA SERENA CRT  
RIVERSIDE CA 92504

APN: 183112017, ASMT: 183112017  
CARMEL SALDANA ALVARADO, ETAL  
6835 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183171005, ASMT: 183171005  
BEATRIZ JIMINEZ ALVARADO, ETAL  
6835 JURUPA RD  
RIVERSIDE CA 92509

APN: 183112002, ASMT: 183112002  
CARMEN G PITTA  
7080 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 174302016, ASMT: 174302016  
BEHROUZ SAFI SAMGHABADI, ETAL  
7549 E BRIDGEWOOD DR  
ANAHEIM CA 92805

APN: 183160027, ASMT: 183160027  
CARY A KNIGHT, ETAL  
8431 WHITNEY DR  
RIVERSIDE CA 92509

APN: 183182028, ASMT: 183182028  
BERNARDO VILLANUEVA, ETAL  
6840 SEDONA DR  
RIVERSIDE CA. 92509

APN: 177091009, ASMT: 177091009  
CECILIA GONZALEZ  
3711 EDGEHILL DR  
RIVERSIDE CA. 92509

APN: 183160018, ASMT: 183160018  
BLANCHE M BANUELOS, ETAL  
4420 FAIRBANKS AVE  
RIVERSIDE CA. 92509

APN: 183171013, ASMT: 183171013  
CHARLES C PERSON, ETAL  
6905 PEARL ST  
RIVERSIDE CA. 92509

APN: 183150002, ASMT: 183150002  
BRIAN REDSHAW, ETAL  
4426 FAIRBANKS AVE  
RIVERSIDE CA. 92509

APN: 183171012, ASMT: 183171012  
CHARLES C PERSON, ETAL  
6905 PEARL  
RIVERSIDE CA 92509

APN: 183171008, ASMT: 183171008  
CHARLOTTE GARTNER, ETAL  
C/O JACK CREGER  
18601 NEWLAND ST SP 120  
HUNTINGTON BEACH CA 92646

APN: 177091010, ASMT: 177091010  
DAVID C LE, ETAL  
18728 STRATTON LN  
HUNTINGTON BEACH CA 92648

APN: 183112059, ASMT: 183112059  
CLINTON REID  
P O BOX 1572  
RIVERSIDE CA 92502

APN: 174290019, ASMT: 174290019  
DAVID C TRESSLER, ETAL  
6893 GRANITE HILL DR  
RIVERSIDE CA. 92509

APN: 183112009, ASMT: 183112009  
CONTINENTAL CORP LTD  
7008 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 183171003, ASMT: 183171003  
DAWN L HANKE  
6880 JURUPA RD  
RIVERSIDE CA. 92509

APN: 174290021, ASMT: 174290021  
CUTHBERTO SANDOVAL, ETAL  
4266 MISSION INN AVE  
RIVERSIDE CA 92501

APN: 177092010, ASMT: 177092010  
DESIDERIO ALVAREZ  
3556 NOVACK  
RIVERSIDE CA 92506

APN: 183112026, ASMT: 183112026  
DALE FRAZEE, ETAL  
6961 JURUPA RD  
RIVERSIDE CA 92509

APN: 183101001, ASMT: 183101001  
EARLENE KETCHUM  
3487 CAMPBELL ST  
RIVERSIDE CA 92509

APN: 183160026, ASMT: 183160026  
DANIEL A MORSE, ETAL  
6869 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183172003, ASMT: 183172003  
ELDRIDGE ROBERT KENNETH & MARGIE L TRUST, ET  
6868 PEARL ST  
RIVERSIDE CA. 92509

APN: 183172010, ASMT: 183172010  
DANIEL LOPEZ, ETAL  
6807 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183112011, ASMT: 183112011  
ELIAS HERNANDEZ  
6974 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 183112055, ASMT: 183112055  
EMPIRE WATER CORP  
25 ORCHARD RD  
LAKE FOREST CA 92630

APN: 174290025, ASMT: 174290025  
GARY GLEN DENTON, ETAL  
12396 PIPELINE  
CHINO CA 91710

APN: 183160003, ASMT: 183160003  
FEDERAL NATL MORTGAGE ASSN  
C/O BANK OF AMERICA  
190 QUEEN ANNE N STE 400  
SEATTLE WA 98109

APN: 174302015, ASMT: 174302015  
GENE BUTLER, ETAL  
6836 37TH ST  
RIVERSIDE CA. 92509

APN: 183160013, ASMT: 183160013  
FEDERICO GAONA, ETAL  
6984 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183112019, ASMT: 183112019  
GENOVEVA ACOSTA  
6887 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183112048, ASMT: 183112048  
FELIPINA MARIN  
7000 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 183171007, ASMT: 183171007  
GEORGE A RAMSAY, ETAL  
6845 PEARL ST  
RIVERSIDE CA. 92509

APN: 183171002, ASMT: 183171002  
FRANCESC OLAH, ETAL  
6890 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183160040, ASMT: 183160040  
GERARDO CORONA  
6965 PEARL ST  
RIVERSIDE CA. 92509

APN: 183182026, ASMT: 183182026  
FREDDIE L JOHNSON  
6828 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183112036, ASMT: 183112036  
GLEN AVON CHURCH OF CHRIST  
6915 JURUPA RD  
RIVERSIDE CA 92509

APN: 183172008, ASMT: 183172008  
FREDERICK A BAKER, ETAL  
6793 SEDONA DR  
RIVERSIDE CA. 92509

APN: 177091012, ASMT: 177091012  
GUADALUPE JIMENEZ, ETAL  
3671 EDGEHILL DR  
RIVERSIDE CA. 92509

APN: 183150034, ASMT: 183150034  
HDA MORTGAGE FUND, ETAL  
C/O ANCHOR LOANS  
5230 LAS VIRGENES RD 285  
CALABASAS CA 91302

APN: 183112001, ASMT: 183112001  
JAMES DAVID MILLER  
7086 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 183112003, ASMT: 183112003  
HI LITE MANUFACTURING CO INC  
C/O JUAN CARLOS JIMENEZ  
7040 VALLEY WAY  
RIVERSIDE CA. 92509

APN: 183111008, ASMT: 183111008  
JERRY PLOTKE, ETAL  
11682 EL CAMINO REAL 400  
SAN DIEGO CA 92130

APN: 183101023, ASMT: 183101023  
HOCK PROP INC  
11 KARAM CT  
COTO DE CAZA CA 92679

APN: 183172006, ASMT: 183172006  
JOHN D ROGERS, ETAL  
6838 PEARL ST  
RIVERSIDE CA. 92509

APN: 183160019, ASMT: 183160019  
HUBERT H RENNER  
6996 JURUPA RD  
RIVERSIDE CA. 92509

APN: 177100001, ASMT: 177100001  
JOHN DIPONIO, ETAL  
10589 HILLSIDE RD  
ALTA LOMA CA 91701

APN: 183112054, ASMT: 183112054  
HUSSEIN BERRI  
16205 HEMP CIR  
FOUNTAIN VALLEY CA 92708

APN: 183173002, ASMT: 183173002  
JOHN L HREN  
6600 JEWEL ST  
RIVERSIDE CA 92509

APN: 183101021, ASMT: 183101021  
J & R HOCK ENTERPRISES INC  
11 KARAM CT  
COTO DE CAZA CA 92679

APN: 183112004, ASMT: 183112004  
JOHN L SIEGFRIED, ETAL  
19 LINDERO AVE  
LONG BEACH CA 90803

APN: 177092006, ASMT: 177092006  
JACQUES ROSAS, ETAL  
3716 EDGEHILL DR  
RIVERSIDE CA. 92509

APN: 183101018, ASMT: 183101018  
JOHN TONOYAN, ETAL  
11111 W OLYMPIC BLV  
LOS ANGELES CA 90064

APN: 174302014, ASMT: 174302014  
JOSE L GOMEZ, ETAL  
6840 37TH ST  
RIVERSIDE CA. 92509

APN: 183160024, ASMT: 183160024  
LUCHO ISABELO BUSTAMANTE, ETAL  
6829 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183160010, ASMT: 183160010  
JOSE RAMIREZ, ETAL  
6984 JURUPA RD  
RIVERSIDE CA 92509

APN: 183160041, ASMT: 183160041  
MARGARET M BEAVER  
C/O JOYCE M CHRISTIANSEN  
929 FUCHSIA AVE  
GLEN DORA CA 91740

APN: 183160037, ASMT: 183160037  
KATHRYN ANN DAWSON, ETAL  
6920 PEARL ST  
RIVERSIDE CA. 92509

APN: 183140004, ASMT: 183140004  
MARGARITA M AVILES  
4421 FAIRBANKS AVE  
RIVERSIDE CA. 92509

APN: 183101036, ASMT: 183101036  
KENNETH D MCCLOSKEY, ETAL  
2805 RALSTON AVE  
HILLSBOROUGH CA 94010

APN: 183160014, ASMT: 183160014  
MARIA ELENA REBOLLEDO  
6994 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183150027, ASMT: 183150027  
KENNETH JAMES MCLAUGHLIN  
6903 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183160009, ASMT: 183160009  
MARIA VALDEZ DELACRUZ  
4416 FAIRBANKS AVE  
RIVERSIDE CA. 92509

APN: 183150001, ASMT: 183150001  
LETICIA LOPEZ MARTINEZ  
903 REGAL CANYON DR  
WALNUT CA 91789

APN: 183112058, ASMT: 183112058  
MARILYN SUE BAHOU, ETAL  
C/O DAVID PLASEK  
1372 S COUNTRY GLEN WAY  
ANAHEIM CA 92808

APN: 177091006, ASMT: 177091006  
LOUAY IBRAHIM, ETAL  
16233 HERITAGE GROVE RD  
RIVERSIDE CA 92504

APN: 183112025, ASMT: 183112025  
MARLIN A RHINEHART, ETAL  
5747 OLD RANCH RD  
RIVERSIDE CA 92504



APN: 183111012, ASMT: 183111012  
MATCH PARTNERSHIP  
18 CERVANTES  
NEWPORT BEACH CA 92660

APN: 183160036, ASMT: 183160036  
ORVENE STEENBOCK  
6910 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183172001, ASMT: 183172001  
MIGUEL ALEJANDRO MENDOZA, ETAL  
6900 PEARL ST  
RIVERSIDE CA. 92509

APN: 183160020, ASMT: 183160020  
OTILIA MANZO  
6891 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183112014, ASMT: 183112014  
MOBIL OIL CORP  
C/O CORP EMB 2305A  
P O BOX 53  
HOUSTON TX 77001

APN: 183160016, ASMT: 183160016  
RAYMOND BANUELOS, ETAL  
4420 FAIRBANKS AVE  
RIVERSIDE CA 92509

APN: 177100029, ASMT: 177100029  
MORENO FAMILY TRUST  
C/O RODRIGO MORENO  
6645 MISSION BLV  
RIVERSIDE CA 92519

APN: 183160008, ASMT: 183160008  
REAL ESTATE BROKERS  
991 N TUSTIN AVE NO 203  
ORANGE CA 92667

APN: 183112053, ASMT: 183112053  
MOTEL 6 OPERATING  
C/O ACCOR NORTH AMERICA  
P O BOX 117508  
CARROLLTON TX 75011

APN: 183160038, ASMT: 183160038  
ROBERT C WALTZ, ETAL  
6940 PEARL ST  
RIVERSIDE CA. 92509

APN: 183174001, ASMT: 183174001  
NORMAND LESTER, ETAL  
7198 PICO AVE  
RIVERSIDE CA 92509

APN: 183172004, ASMT: 183172004  
ROBERT K ELDRIDGE, ETAL  
6868 PEARL ST  
RIVERSIDE CA 92509

APN: 183171009, ASMT: 183171009  
ORLANDO CECERCEDES, ETAL  
6875 PEARL ST  
RIVERSIDE CA. 92509

APN: 183160025, ASMT: 183160025  
ROBERT K LARSEN, ETAL  
6839 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183172011, ASMT: 183172011  
ROBERTO C LOPEZ, ETAL  
12861 WEST ST NO 53  
GARDEN GROVE CA 92840

APN: 183112023, ASMT: 183112023  
SILVANO PONCE VASQUEZ, ETAL  
6919 JURUPA RD  
RIVERSIDE CA. 92509

APN: 174290032, ASMT: 174290032  
RONALD ISLES, ETAL  
C/O ALLIED MORTGAGE  
14930 VENTURA BLV NO 200  
SHERMAN OAKS CA 91403

APN: 183101011, ASMT: 183101011  
SSS GROUP, ETAL  
C/O SANDRA PREND  
3594 CASTLE REAGH PL  
RIVERSIDE CA 92506

APN: 183101012, ASMT: 183101012  
SALAS VICTOR S & UNIVERSITY LAND CO  
4545 ALLSTATE DR  
RIVERSIDE CA 92501

APN: 183101010, ASMT: 183101010  
STANLEY M ZIMMERMAN  
11111 W OLYMPIC BLV  
LOS ANGELES CA 90064

APN: 177092005, ASMT: 177092005  
SALVADOR GONZALEZ, ETAL  
3708 EDGEHILL DR  
RIVERSIDE CA. 92509

APN: 177100006, ASMT: 177100006  
STEPHEN P ANSLEY  
1660 SHELBURNE LN  
RIVERSIDE CA 92506

APN: 183160007, ASMT: 183160007  
SANTA ANA WATERSHED PROJECT AUTHORITY  
C/O AKLUFU & WY SOCKI  
3403 10TH ST  
RIVERSIDE CA 92501

APN: 183172007, ASMT: 183172007  
THEODORE A COWAN, ETAL  
6787 SEDONA DR  
RIVERSIDE CA. 92509

APN: 183112018, ASMT: 183112018  
SANTOS MENENDEZ  
6877 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183160035, ASMT: 183160035  
THOMAS J HAWKINS, ETAL  
6912 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183112020, ASMT: 183112020  
SAUL SIERRA  
6897 JURUPA RD  
RIVERSIDE CA. 92509

APN: 183160005, ASMT: 183160005  
THOMAS W HAWKINS  
6946 JURUPA RD  
RIVERSIDE CA. 92509





14 APN: 183160021, ASMT: 183160021  
TOBY WAYNE DICKINSON, ETAL  
C/O STEVEN P DICKINSON  
6881 SEDONA DR  
RIVERSIDE CA. 92509

15 APN: 177100016, ASMT: 177100016  
UNION PACIFIC RR  
REGIONAL MANAGER OF PROPERTY TAXES  
1700 FARNAM ST NO 105-FL  
OMAHA NE 68102

16 APN: 174302013, ASMT: 174302013  
VICENTE ALVARADO, ETAL  
C/O SYLVIA ALVARADO  
6842 37TH ST  
RIVERSIDE CA. 92509

17 APN: 183182027, ASMT: 183182027  
VICKI JOYCE BIXBY  
6830 SEDONA DR  
RIVERSIDE CA. 92509

18 APN: 183172005, ASMT: 183172005  
VIRGINIA HERNANDEZ, ETAL  
6848 PEARL ST  
RIVERSIDE CA. 92509

19 APN: 183101002, ASMT: 183101002  
WALLACE E MORTENSEN, ETAL  
7057 VALLEY WAY  
RIVERSIDE CA. 92509

20 APN: 183150032, ASMT: 183150032  
ZULLIHEY AYALA  
4440 FAIRBANKS AVE  
RIVERSIDE CA. 92509

2nd Supervisor District  
John Tavaglione, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1002

ATTN: EDA Director  
Economic Development Agency,  
Riverside County  
1325 Spruce St., Suite 400  
Riverside, CA 92507

ATTN: Pam Lauzon & Janet Dewhirst  
Jurupa Unified School District  
4850 Pedley Rd.  
Riverside, CA 92509-3966

ATTN: John Snell  
c/o Chantell Griffin, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

**Applicant:**  
David Berri  
22 Shady Lane  
Irvine, CA 92603

**Engineer:**  
Douglas R. Shackelton  
Shackelton Consulting  
4649 Brockton Avenue  
Riverside, CA 92506

**Owner:**  
Hussein Berri  
6750 Mission Boulevard  
Riverside, CA 92509

# 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.**

EA42311, Conditional Use Permit No. 3190, Revised Permit No. 1

*Project Title/Case Numbers*

Christian Hinojosa

*County Contact Person*

(951) 955-0972

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

David Berri

*Project Applicant*

22 Shady Lane; Irvine, CA 92603

*Address*

Southerly of Mission Boulevard, easterly of Valley Way and westerly of Jurupa Road.

*Project Location*

The Revised Conditional Use Permit proposes an Alcohol Beverage Control License for off premise consumption for the sale of beer and wine (type 20) to an existing 2,056 square foot Shell gas station food mart. The existing Shell gas station also consists of a 2,700 square foot canopy, 1,223 square feet of service bays, a 970 square foot laundromat, and a 1,260 square foot car wash with 36 parking spaces and 4,307 square feet of landscaping area approved under CUP03190 and CUP03190RVP157.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on September 15, 2010, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Although the 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 Negative Declaration (EA36823) pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. (\$64.00)
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS 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*

Project Planner

*Title*

July 28, 2010

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZEA42311 ZCFG05673 .

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R1004460

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: BERRI DAVID \$64.00  
paid by: CK 29122  
EA42311  
paid towards: CFG05673 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 26, 2010 14:26  
SBROSTRO posting date Apr 26, 2010

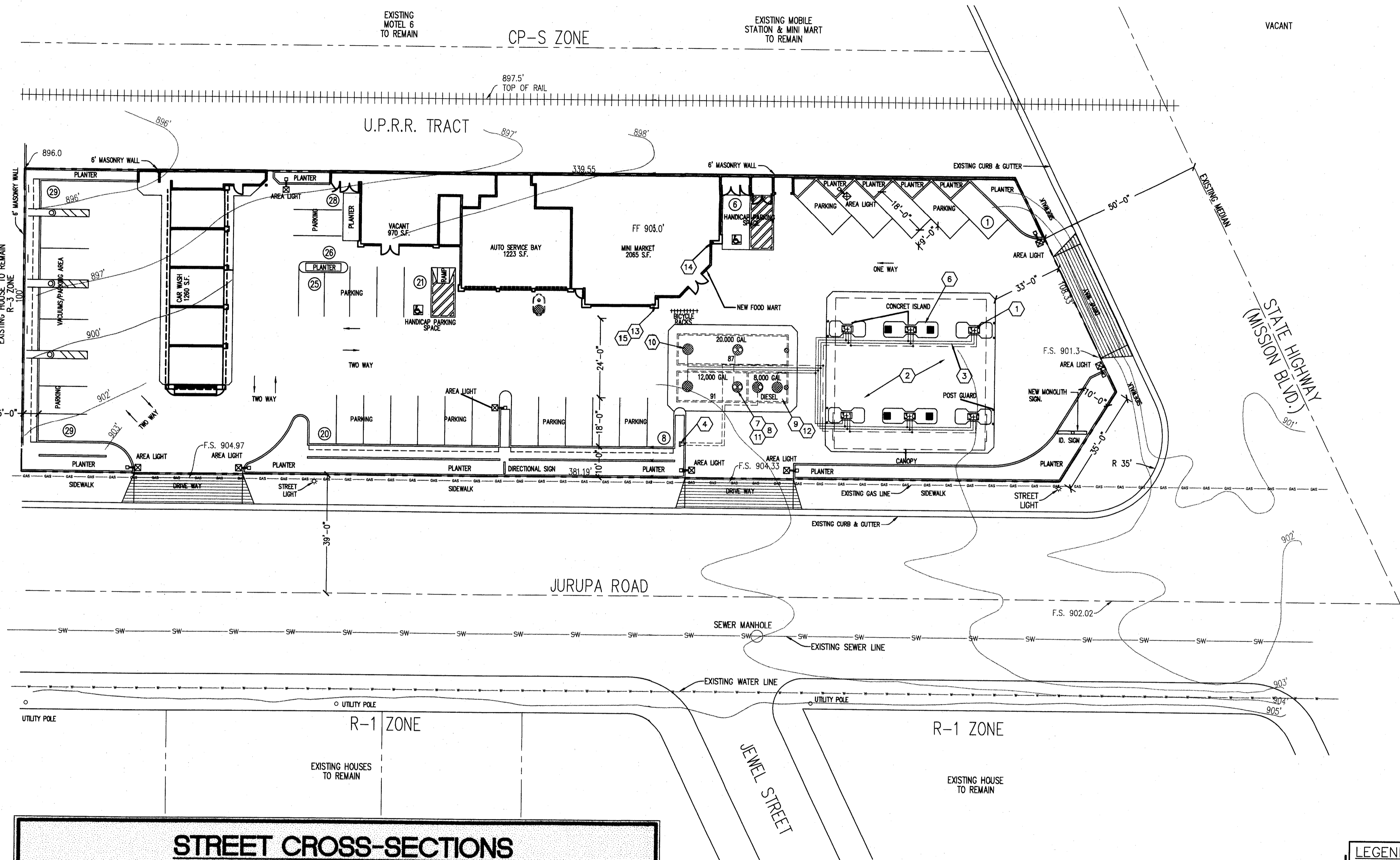
\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

# REVISED CUP 3190

# EXHIBIT 'A' SITE PLAN



**PROJECT DATA**  
**APPLICANT:** David Berri  
 22 Shady Lane  
 Irvine, CA 92603  
 714-801-3918  
 david@berrirothers.com

**OWNER:** Hussein Berri, Excalibur Fuels  
 6750 Mission Boulevard  
 Rubidoux, CA 92509  
 714-414-9494

**EXHIBIT PREPARED BY:** CJC Design, Inc  
 1205 N. Redgum Street  
 Anaheim, CA 92806  
 714-282-0464

Shackleton Consulting  
 4969 Brockton Avenue  
 Riverside, CA 92506  
 951-784-7403  
 shackconsulting@gmail.com

**DATE EXHIBIT PREPARED:** March, 2010

**PROJECT DESCRIPTION:** This proposal is to add the sale of beer and wine for off-site consumption, to an existing, operating mini mart, gas station with auto service and a carwash. no singles will be sold. Only pre-packed multi unit quantities will be sold. There will be no site changes and the site will continue to operate as it is today under approved CUP 3190

**SITE INFORMATION:** APN# 183-112-054  
 6750 Mission Boulevard  
 Rubidoux, CA 92509

**EXISTING SITE USE:** Gas Station, Mini Mart, Auto Repair, Car Wash

**EXISTING ZONING:** C P S

**THOMAS BROS. MAP:** page 685, A-7 2006 Edition

**SITE NOT WITHIN A SPECIFIC PLAN**

**SITE IS IN THE JURUPA COMMUNITY SERVICES DISTRICT**

**SOURCE OF CONTOUR LINES:** Site Survey and Riv. Co. Flood Control

**SITE IS NOT SUBJECT TO LIQUEFACTION, GEOLOGIC HAZARDS AND NOT IN SPECIAL STUDY ZONES**

**SITE IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD & NOT IN FEMA FLOOD PLANE**

**UTILITIES:** GAS: Southern California Gas Company  
 ELECTRIC: Southern California Edison  
 WATER & SEWER: Jurupa Community Services District

**NO EASEMENTS. NO DEDICATIONS, NO SEPTIC SEWAGE**

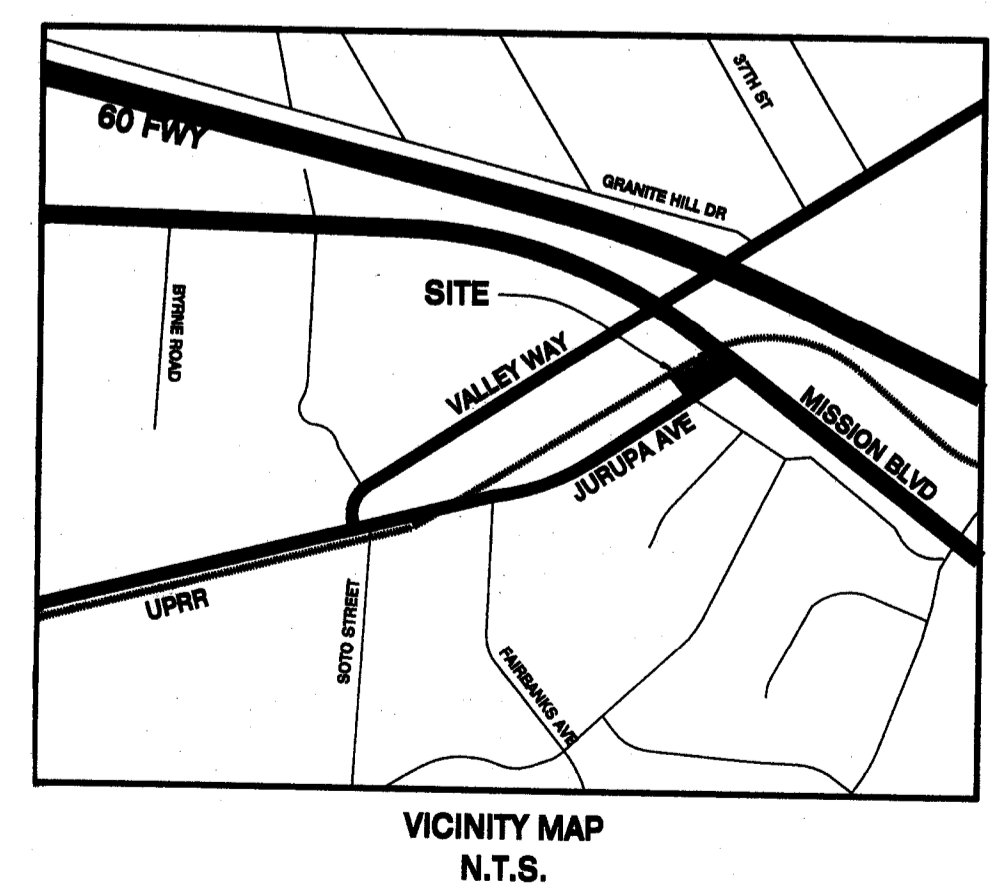
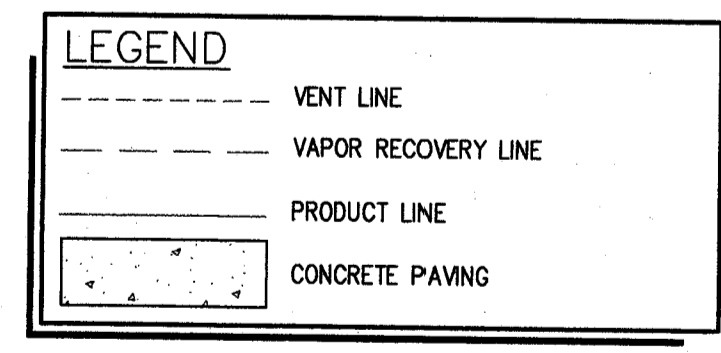
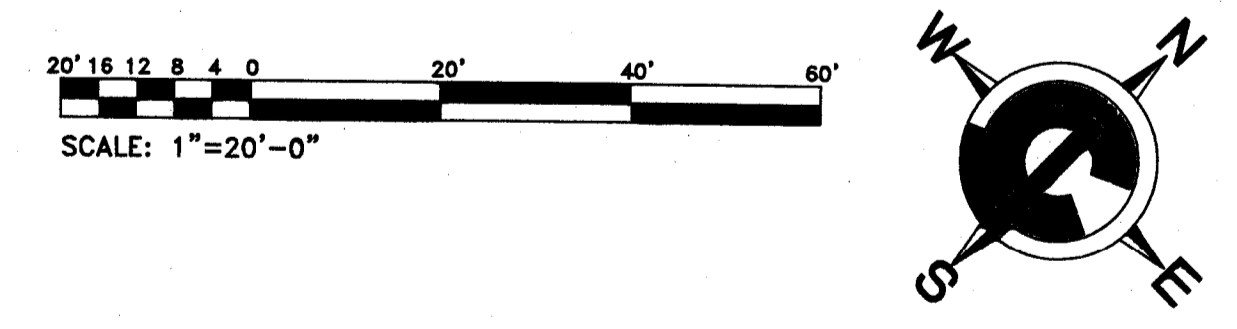
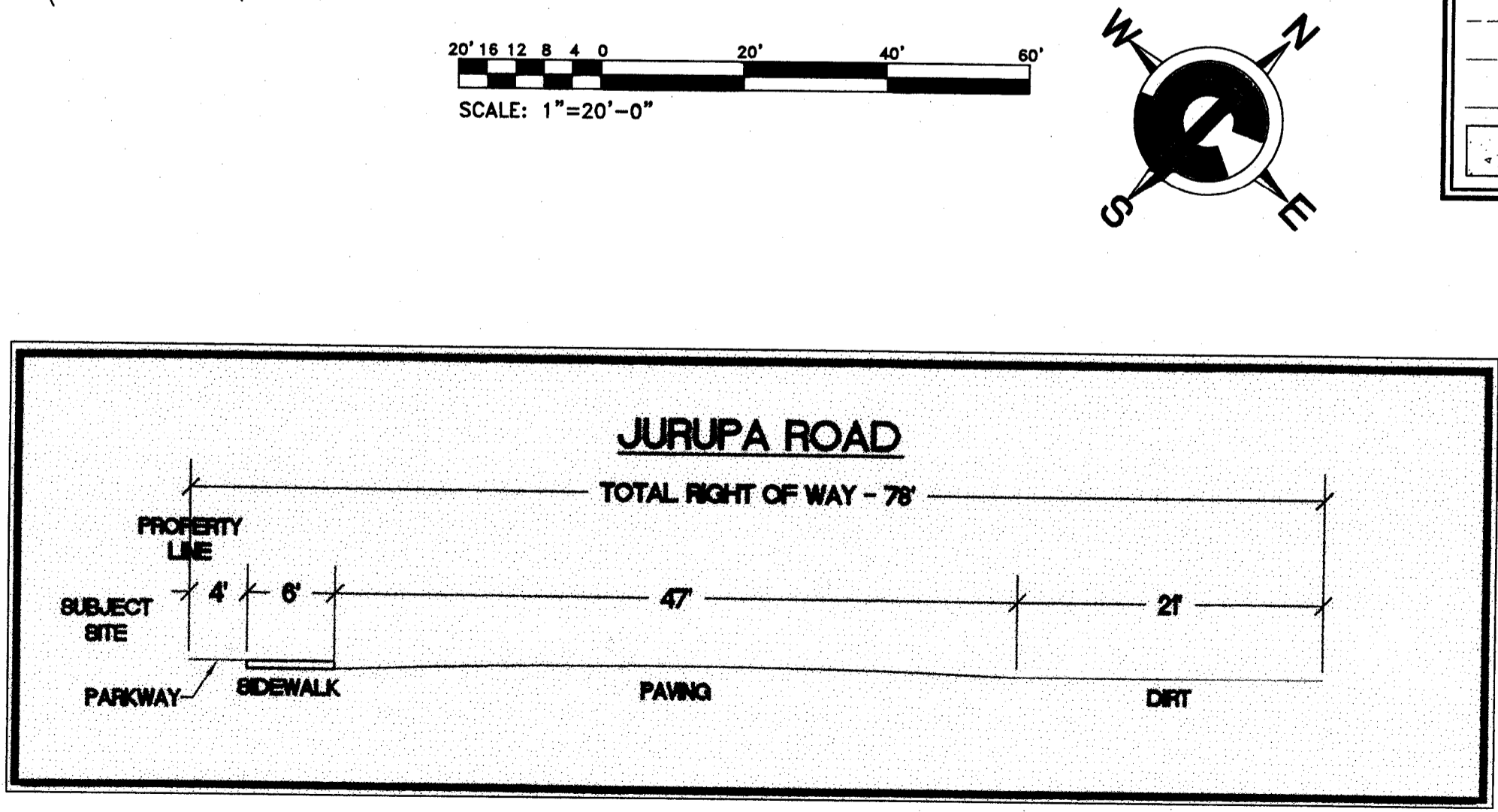
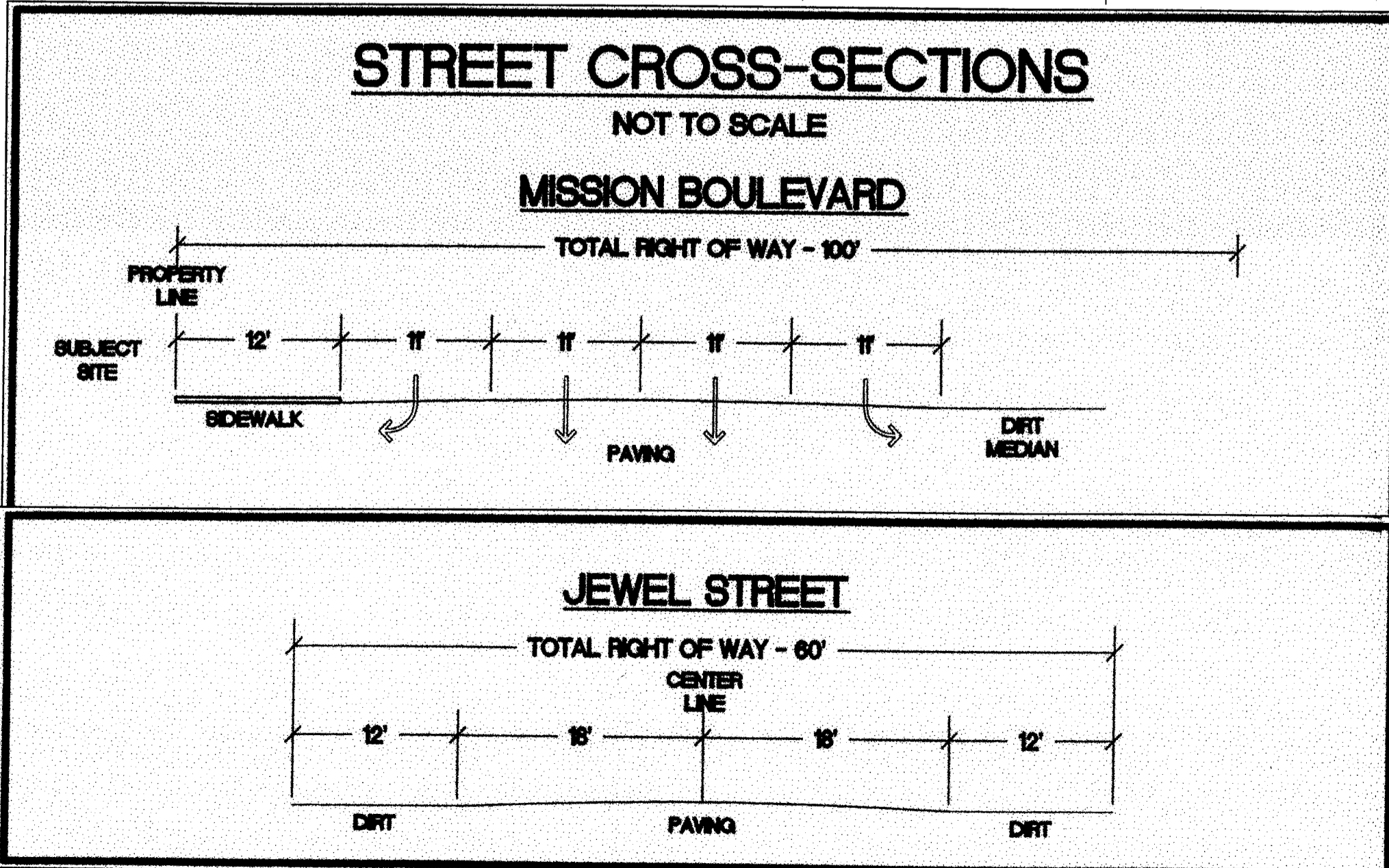
**SITE DATA:** 100' deep, 381' on Jurupa, 108' on Mission, 339' on railroad

BUILDING AREAS:		SITE AREAS:	
Mini Mart	=2056 S.F.=6.0%	Canopy	=2700 S.F.=7.9%
Service Bays	=1223 S.F.=3.6%	Landscape	=4307 S.F.=12.6%
Laundromat	=970 S.F.=2.8%	Paving	=20342 S.F.=46.7%
Car Wash	=1260 S.F.=3.6%	Trash Enclosure	=73 S.F.=.21%
<b>Total Bldg</b>	<b>=5518 S.F.=16.6%</b>		

**PARKING REQUIRED - 34; PARKING PROVIDED - 36**

**SITE COMPLIES WITH DRAINAGE AND WATER QUALITY REQUIREMENT AT THE TIME OF PROJECT APPROVAL AND CONSTRUCTION**

**LEGAL DESCRIPTION**  
 ALL THAT PORTION OF TRACT NO. 2 OF THE ARMSTRONG ESTATE, AS SHOWN BY MAP ENTITLED "MAP OF RESUBDIVISION OF A PORTION OF THE LAND FORMALLY BELONGING TO THE A.C. ARMSTRONG ESTATE," ON FILE IN BOOK 6, PAGE 31 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. CONSISTING OF 0.78 ACRES M/L



CASE: CUP03190R1  
 EXHIBIT: A  
 DATED: 6/07/10  
 PLANNER: C. HINOJOSA

NO.	DATE	DESCRIPTION
1	11/08	ORIGINAL SITE PLAN PREPARED
2	3/10	CURRENT SITE PLAN PREPARED

**REVISIONS**

CJC DESIGN, INC.  
 Design Planning Permitting  
 1205 N. Redgum St., Suite B, Anaheim, CA 92806  
 www.cjcdesign.com  
 F 714 821-2771

**Excaltur**  
**FUELS**

**PROJECT:** MISSION BLVD. & JURUPA RD.  
 RIVERSIDE COUNTY, CALIF.  
**PROPOSED PIPING PLAN**

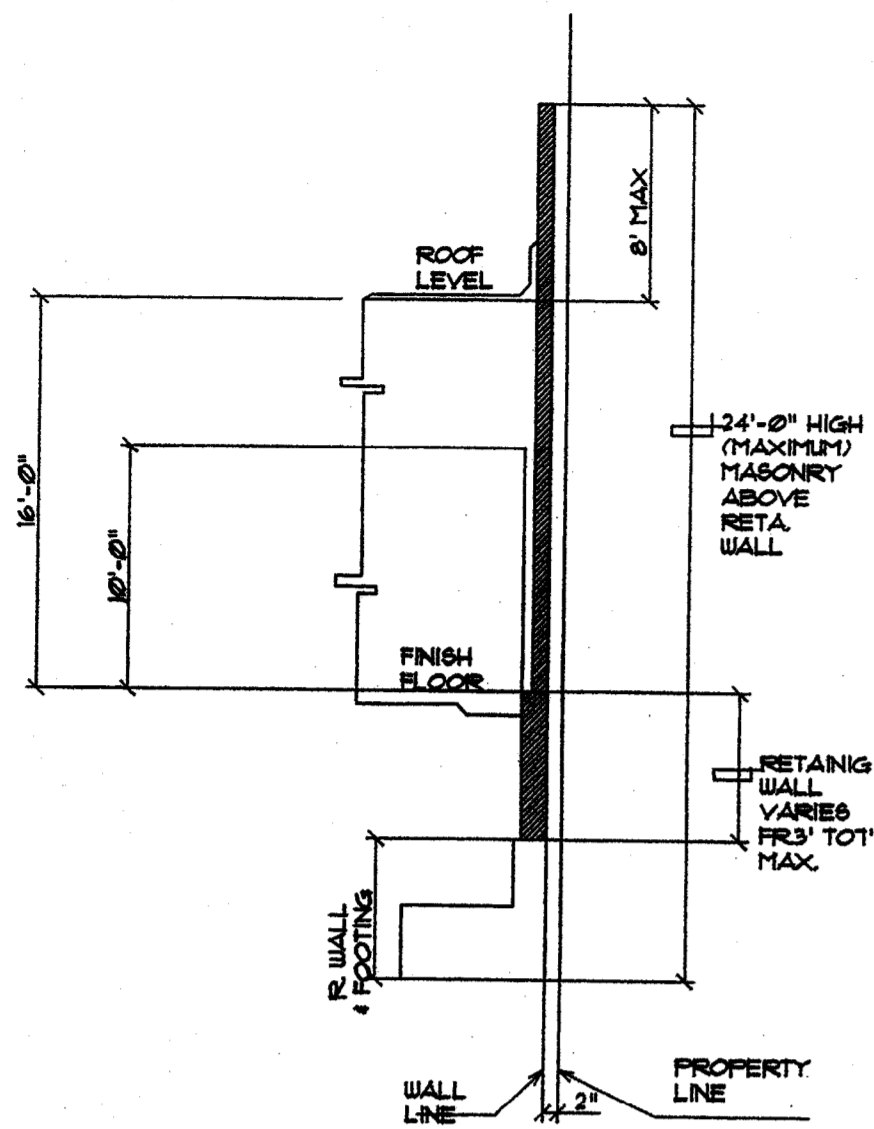
**DATE ISSUED:** NOVEMBER 2008  
**SCALE:** 1"=20'-0"  
**DRAWN BY:** F. COHEN  
**CHECKED BY:**  
**PROJECT NUMBER:** 103162  
**STORE NUMBER:** N/A  
**SHEET:** P-1

# EXHIBIT 'B' ELEVATIONS

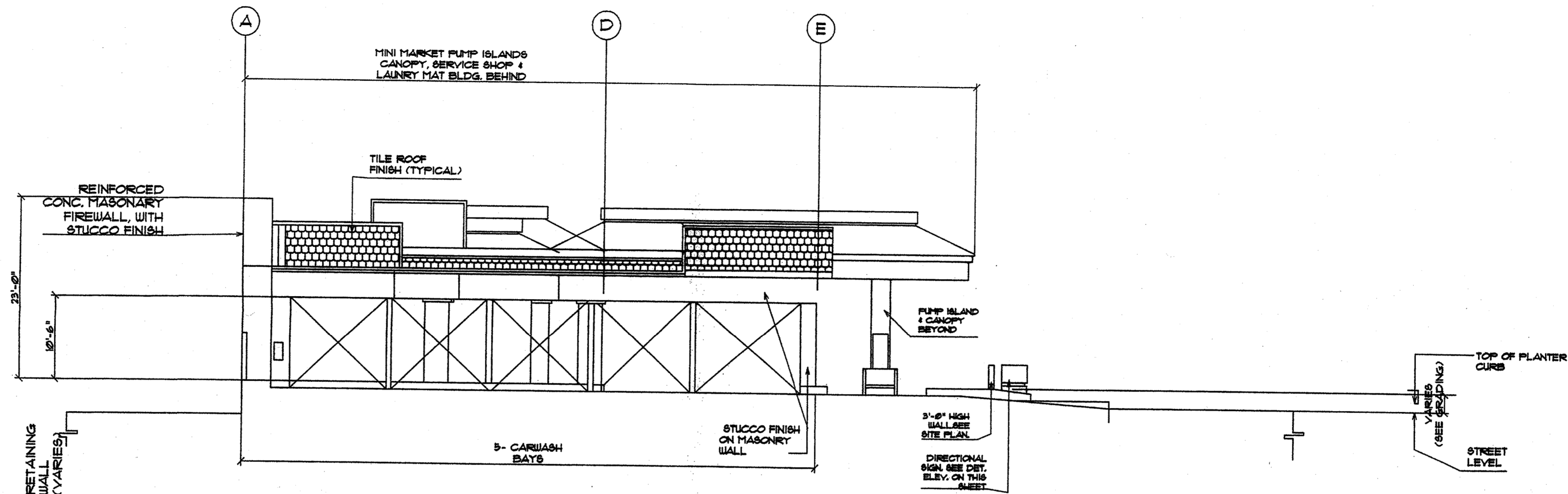
REVISED CUP 3190

REVISIONS	
NO.	DESCRIPTION

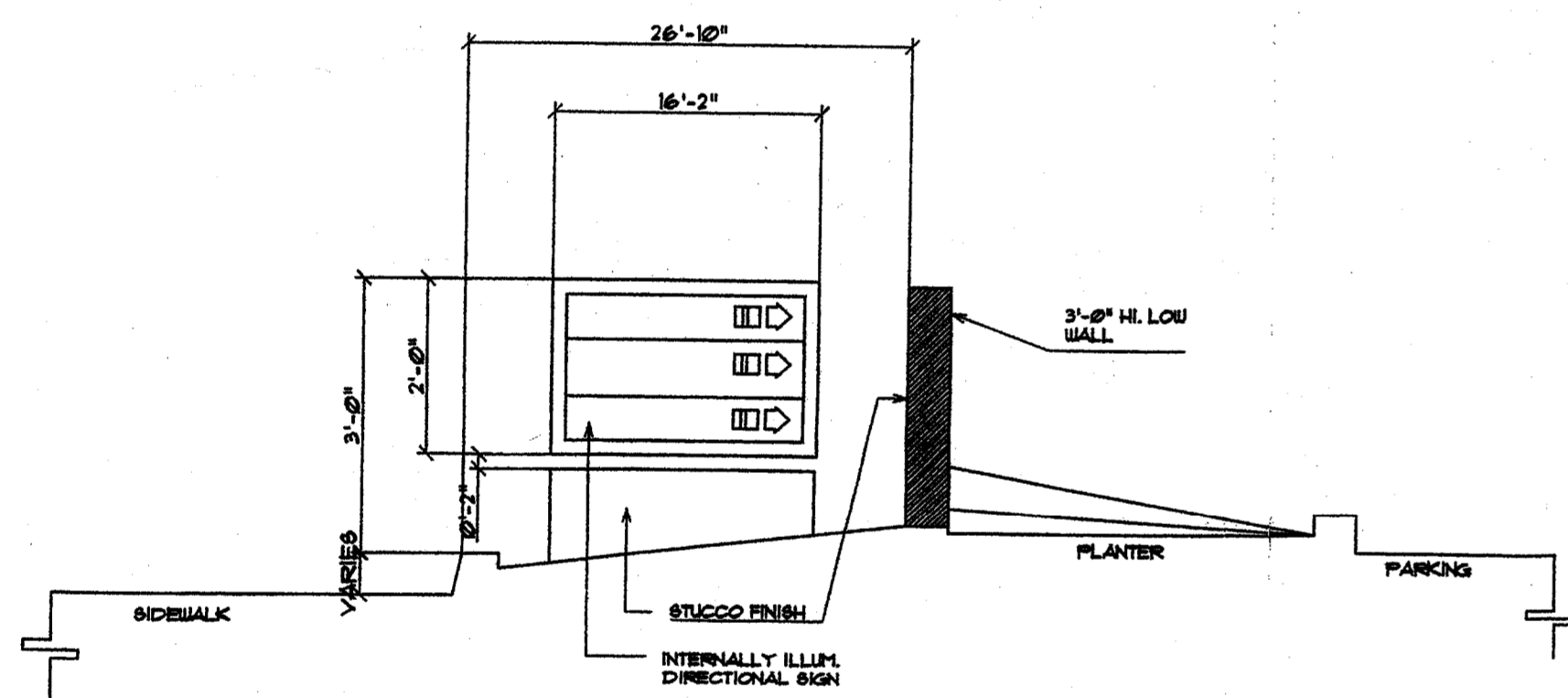
**C.J.C. DESIGN, INC.**  
 Design Planning  
 1205 N. Redgum St., Suite B, Anaheim, CA 92808  
 www.cjcdesign.com  
 T 714 282-0484  
 F 714 921-3771



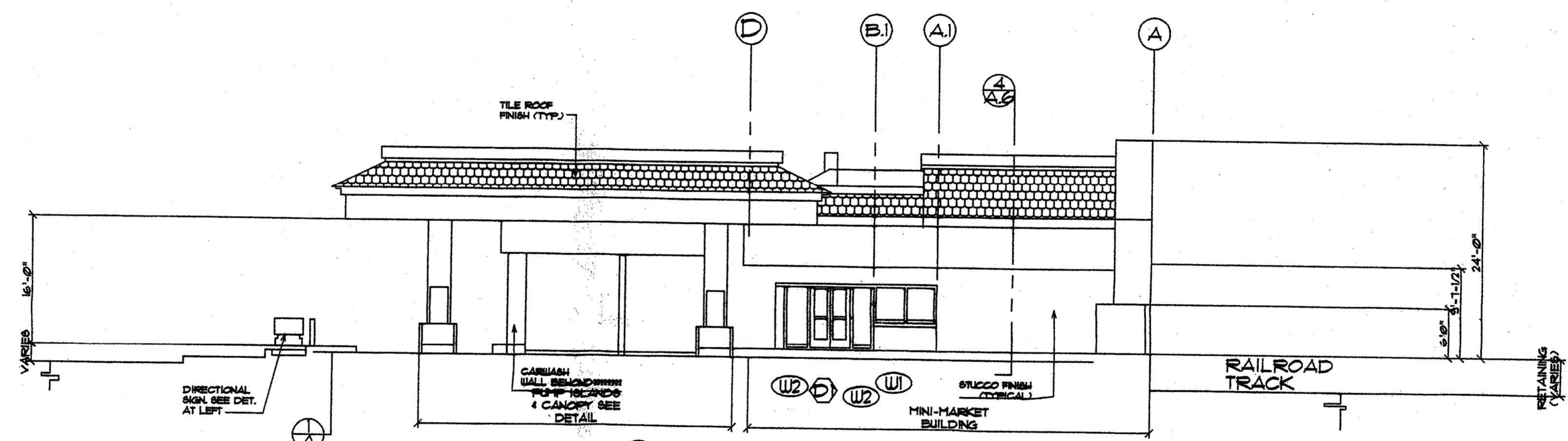
SECTION THRU RETAINING WALL AND FIREWALL



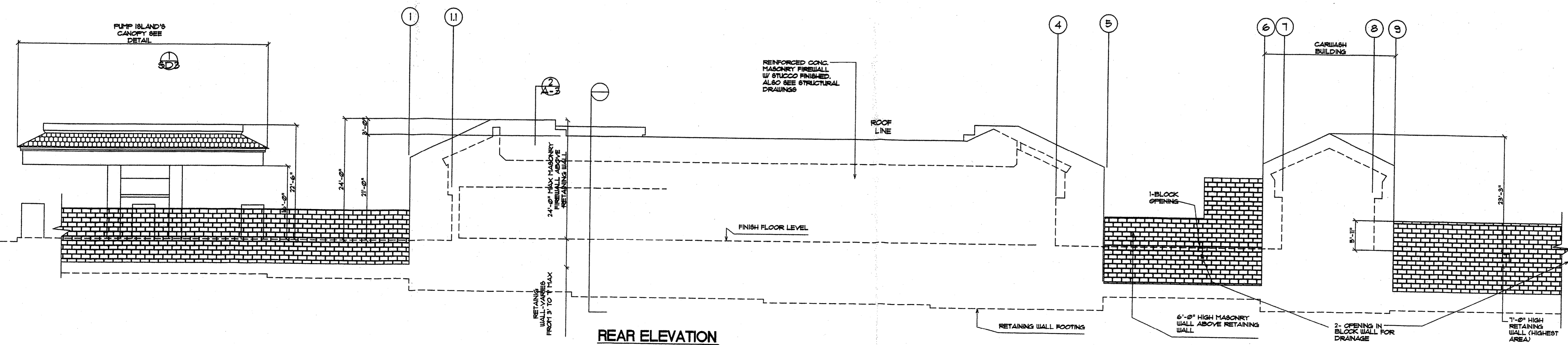
LEFT SIDE ELEVATION



DIRECTIONAL SIGN ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

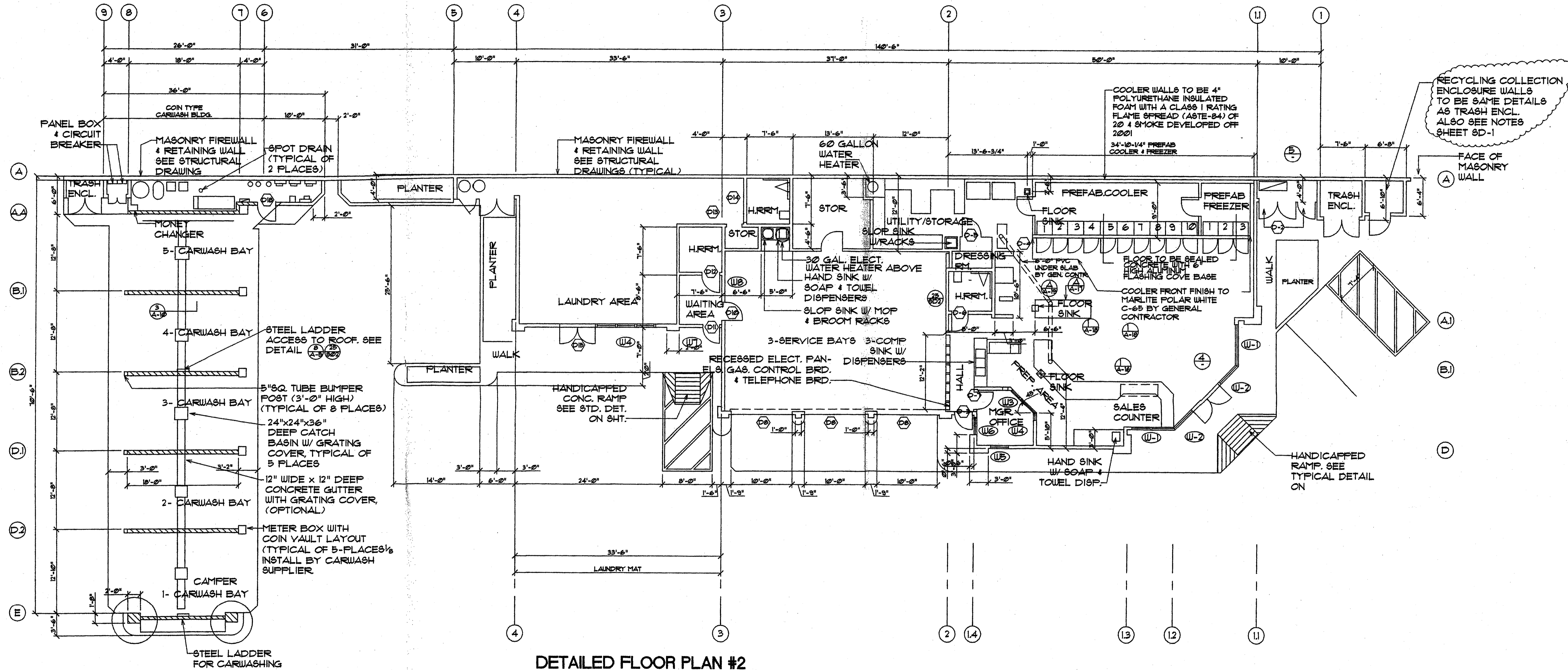
CASE: CUP03190R1  
 EXHIBIT: B  
 DATED: 6/07/10  
 PLANNER: C. HINOJOSA

**Excaltbur  
Fuel**

PROJECT:	
MISSION BLVD. • JURUPA RD. RIVERSIDE COUNTY, CALIF.	
EXISTING ELEVATIONS	
DATE ISSUED: NOVEMBER 2009	
SCALE: 1"=10'-0"	CHECKED BY: F. COHEN
PROJECT NUMBER: 107071	
STORE NUMBER: N/A	
SHEET: A-2	

# EXHIBIT 'C' FLOOR PLANS

REVISED CUP 3190



REVISIONS	
NO.	DESCRIPTION

**CJC DESIGN INC.**  
 Planning  
 Design  
 Construction  
 Management

1205 N. Redgum St., Suite B, Anaheim, CA 92806  
 www.cjcdesign.com  
 T 714 282-0484  
 F 714 282-0771

## Excaltbur Fuel

PROJECT:  
 MISSION BLVD. • JURUPA RD.  
 RIVERSIDE COUNTY, CALIF.  
 EXISTING FLOOR PLAN

DATE ISSUED: NOVEMBER, 2009	
SCALE: 1/8"=1'-0"	
DRAWN BY: F. COHEN	CHECKED BY:
PROJECT NUMBER: 107071	STORE NUMBER: N/A
SHEET: A-1	

CASE: CUP03190R1  
 EXHIBIT: C  
 DATED: 6/07/10  
 PLANNER: C. HINOJOSA

**Agenda Item No.: 4.9**  
**Area Plan: Southwest**  
**Zoning Area: Rancho California**  
**Supervisory District: Third**  
**Project Planner: Kinika Hesterly**  
**Planning Commission: September 15, 2010**  
**Continued From: July 14, 2010, May 5, 2010**  
**and April 7, 2010**

**Change of Zone No. 7444**  
**Plot Plan No. 22271**  
**CEQA Pending**  
**Applicant: Ken & Christina Falik**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**Change of Zone No. 7444** proposes to change the site's zoning classification from Residential Agricultural 10-Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10).

**Plot Plan No. 22271** proposes to legalize the existing 3,744 square foot garage used for a winery and tasting room. 1,500 square feet will be used for the tasting room and 2,244 square feet will be used for the wine storage area. The residence/ caretaker's unit is located above the garage.

The project proposes to host fifty (50) special events per year with approximately 50-100 guests, which include wine maker dinners, private corporate parties, and small weddings. The winery proposes to be open for wine tasting by appointment only Friday through Sunday and some holidays from 11:00 am to 5:00pm. The project proposes 14 parking spaces and overflow parking in the northeast portion of the site to accommodate an additional 20 parking spaces for special events.

The project site is located in the Rancho California Community of the Southwest Area Plan of Western Riverside County, more specifically, easterly of De Portola Road, northerly of Oak Mountain Road, and southerly of Galway Downs Drive.

### **FURTHER PLANNING CONSIDERATIONS:**

On July 14, 2010, the project was continued to allow the applicant to resolve corrections. Geology corrections were resolved and Transportation is working with the applicant on a fair share payment agreement for De Portola Road. Special events remain an outstanding concern with Planning and staff is researching the process needed to allow special events at the property.

On May 5, 2010, the project was continued to allow the applicant to resolve departmental corrections. These corrections were not resolved as of the writing of the staff report.

On April 7, 2010, the project was continued to allow Commissioner Petty and staff to visit the site and meet with the project applicants. This site visit and meeting occurred on April 21, 2010.

### **ISSUES OF CONCERN (3):**

#### **1. Code Violation - Operating Without Land Use Approval**

The applicant has been operating the winery and tasting room, in addition to hosting special events, without permits. Thus, planning staff cannot ensure the public's safety, health, and welfare is protected until the applicant has complied with the requirements of the County departments. A code violation was issued in 2008 for the operation of a winery and tasting room without land use approval.



The applicant requests an extension of time in accordance with the Board of Supervisors Policy A-57 Disposition Guideline which states *“It will be the responsibility of the hearing body to approve, deny, or grant a time extension to the review process at the time of the Initial Hearing.”*

**2. Special Events**

Special events are not permitted within the Light Agriculture (A-1) zoning classification. Planning staff and County Counsel are currently discussing and researching whether events can be allowed without being in conflict with the property’s land use and zoning.

**3. Outstanding Corrections –Resolved Except Transportation and Planning**

The project has been transmitted for Land Development Committee (LDC) review four times: December 14, 2006, March 29, 2007, July 26, 2007 and July 16, 2009. Geology report corrections were recently resolved. The project currently has denials from Transportation and Planning.

- Transportation previously requested that a left turn pocket be provided on De Portola Road. The applicant did not want to make this improvement. After several meetings with the applicant, the Transportation department proposed a condition of approval for the applicant to pay its fair share of the cost to improve De Portola Road. The applicant is pending acceptance of this condition.

**SUMMARY OF FINDINGS:**

- |                                   |   |
|-----------------------------------|---|
| 1. Existing Land Use (Ex. #1):    | Falik residence   |
| 2. Surrounding Land Use (Ex. #1): | Scattered rural residences to the north, east, south, and west. Additionally, Oak Mountain Winery (PP21447) and Renzoni Winery (PP22263) are located in the project vicinity. |
| 3. Proposed Zoning (Ex. #3):      | Light Agriculture – 10 Acre Minimum (A-1-10)  |
| 4. Surrounding Zoning (Ex. #3):   | Rural Residential (R-R) to the north, Residential Agricultural – 10 Acre Minimum to the south and east, and Citrus Vineyard (C/V) to the west.                                |
| 5. General Plan Land Use:         | Rural: Rural Residential (RR) (5 Acre Minimum)  |
| 6. Project Data:                  | Total Acreage: 20.01 gross acres<br>Total Net Acreage: 19.61 acres<br>Conserved Area: 2.44 acres  |
| 7. Environmental Concerns:        | Environmental Assessment Pending  |

**RECOMMENDATIONS:**

**CONTINUE CHANGE OF ZONE NO. 7444 and PLOT PLAN NO. 22271 WITHOUT DISCUSSION to December 1, 2010.**

**INFORMATIONAL ITEMS:**

1. As of this writing, one (1) letter, expressing concern with the project, has been received.
  - a. A letter of concern was received from Herbert and Erin Kinney, dated March, 29, 2010.
2. The project site is not located within:

- a. A city of sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. A High Fire Area;
  - d. An Alquist-Priolo fault hazard zone; or
  - e. A Specific Plan.
3. The project site is located within:
- a. The boundaries of the Temecula Valley Unified School District;
  - b. The Valle De Los Caballos Policy Area;
  - c. Cell Nos. 6807 and 6808 of the Multi-Species Habitat Conservation Plan;
  - d. Zone A (13.85 miles) of the Ord. 655 Mt. Palomar Lighting Influence Area;
  - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 927-280-036.
5. This project was filed with the Planning Department on November 2, 2006.
6. This project was reviewed by the Land Development Committee four (4) times on the following dates: December 14, 2006, March 29, 2007, July 26, 2007 and July 16, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$21,840.64.

Agenda Item No.: **4.10**  
Area Plan: Southwest  
Supervisory District: Third  
Project Planner: Larry Ross  
Planning Commission: September 15, 2010  
Continued from 8/18/10, 7/14/10, 6/2/10

Ordinance Amendment No. 348.4702  
E.A.No.: 42328  
Applicant: County of Riverside

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4702 is a proposal to amend Article XIVb, the Citrus/Vineyard (C/V) zone, of Ordinance No. 348. The proposed change is to permit churches, temples and other places of religious worship in the Citrus/Vineyard zone.

This proposed amendment applies to the unincorporated areas in 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 No. 348 adding churches, temples and other places of religious worship as a permitted use with an approved plot plan in the Citrus/Vineyard zone.

Prior to November 8, 1994, churches, temples and other places of religious worship were permitted in any zone classification with an approved public use permit. The one church currently operating in the Citrus/Vineyard zone obtained Public Use Permit No. 798 prior to November 8, 1994. On November 8, 1994, the Citrus/Vineyard zone was added to Ordinance No. 348 and churches, temples and other places of religious worship were not permitted uses in the Citrus/Vineyard zone.

The Citrus/Vineyard zone applies to approximately 5,185 acres. The unincorporated area of Riverside County covers approximately 4,121,114 acres. The purpose of the Citrus/Vineyard zone is to encourage agricultural cultivation, vineyards and wineries that preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine industry in southwest Riverside County.

Currently, churches, temples and other places of religious worship are permitted uses in 29 of the 38 zoning classifications in the County of Riverside (not including Specific Plan zoning). Churches, temples, and other places of religious worship are not permitted uses in the following zones:

- 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
- W-1 Zone (Watercourse, Watershed & Conservation Areas) Section 16.1
- W-E Zone (Wind Energy Resources Zone) Section 17.00

Ordinance No. 348.4702 would permit churches, temples and other places of religious worship in the Citrus/Vineyard zone with an approved plot plan.

**ISSUES OF POTENTIAL CONCERN:**

**Assembly Bill No. 1721**

AB 1721 is proposed legislation that would add Section 12978.1 to the Food and Agricultural Code. It was amended on April 15, 2010, and is waiting to be heard by the Assembly Agricultural Committee. The proposed legislation would prohibit aerial applications likely to cause offsite movement of pesticides for purposes of commercial agricultural or a state agricultural pest eradication or control program within one-quarter mile of a school in session or during school-sponsored activities when children are present. School means a schoolsite as defined in Section 17609 of the Education Code.

Section 17609 of the Education Code defines schoolsite as the following: 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.

Section 1596.750 of the Health and Safety Code defines child day care facility as the following: "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.

Currently, child day care centers are a permitted use in the Citrus/Vineyard zone. Child day care centers are included in the definition of schoolsite; therefore, if AB 1721 is signed into law the aerial applications of pesticides would be prohibited within one-quarter mile of the child day care center in session or during child day care center sponsored activities when children are present.

Schools meeting the definition of Section 21.32 of Ordinance No. 348 are allowed in any zone classification with an approved public use permit. Section 21.32 defines "educational institutions" as "schools, colleges, or universities supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education."

AB 1721 exempts private kindergarten, elementary or secondary school facilities from its definition of schoolsite. As a result, AB 1721's proposed prohibition on aerial applications would not apply to private kindergarten, elementary or secondary school facilities.

**Alcohol Licensing**

Staff spoke to the California Department of Alcohol Beverage Control (ABC) in regards to the type of alcohol licenses received by the wineries. The wineries receive a 02 winegrower license, which is a non-retail license.

Business and Professional Code Section 23358 sets forth the privileges for licensed winegrowers, which include, among others, selling wine for off-site consumption, wine consumption on-site, selling wines, beers and brandies in a bona fide eating place. The ABC *may* deny the right to exercise these privileges in the bona fide eating place that has its main entrance within 200 feet of a school or church, or on the licensed winery premises, or both, if there is good cause that the privilege would be contrary to public welfare or moral. In speaking with the ABC, notice is provided to surrounding neighbors and they have 30 days to comment on the proposed license.

Business and Professional Code Section 23789 provides that the ABC 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. Additionally, in pertinent part, 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.

Business and Professional Code Section 23789 only applies to retail licenses; therefore, the vicinity restriction set forth in Section 23789 does not apply to the 02 winegrower license because it is a non-retail license.

Should a winery decide to sell distilled spirits in the future, it may be precluded from doing so because ABC would require a new license to sell such distilled spirits. The new license is commonly known as a 47 license and it is considered a retail license. As a result, the new 47 license would be subject to the restrictions set forth in Business and Professional Code Section 23789.

At this time, it appears the existing wineries in the Citrus/Vineyard zone are operating under 02 winegrower licenses.

**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 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.

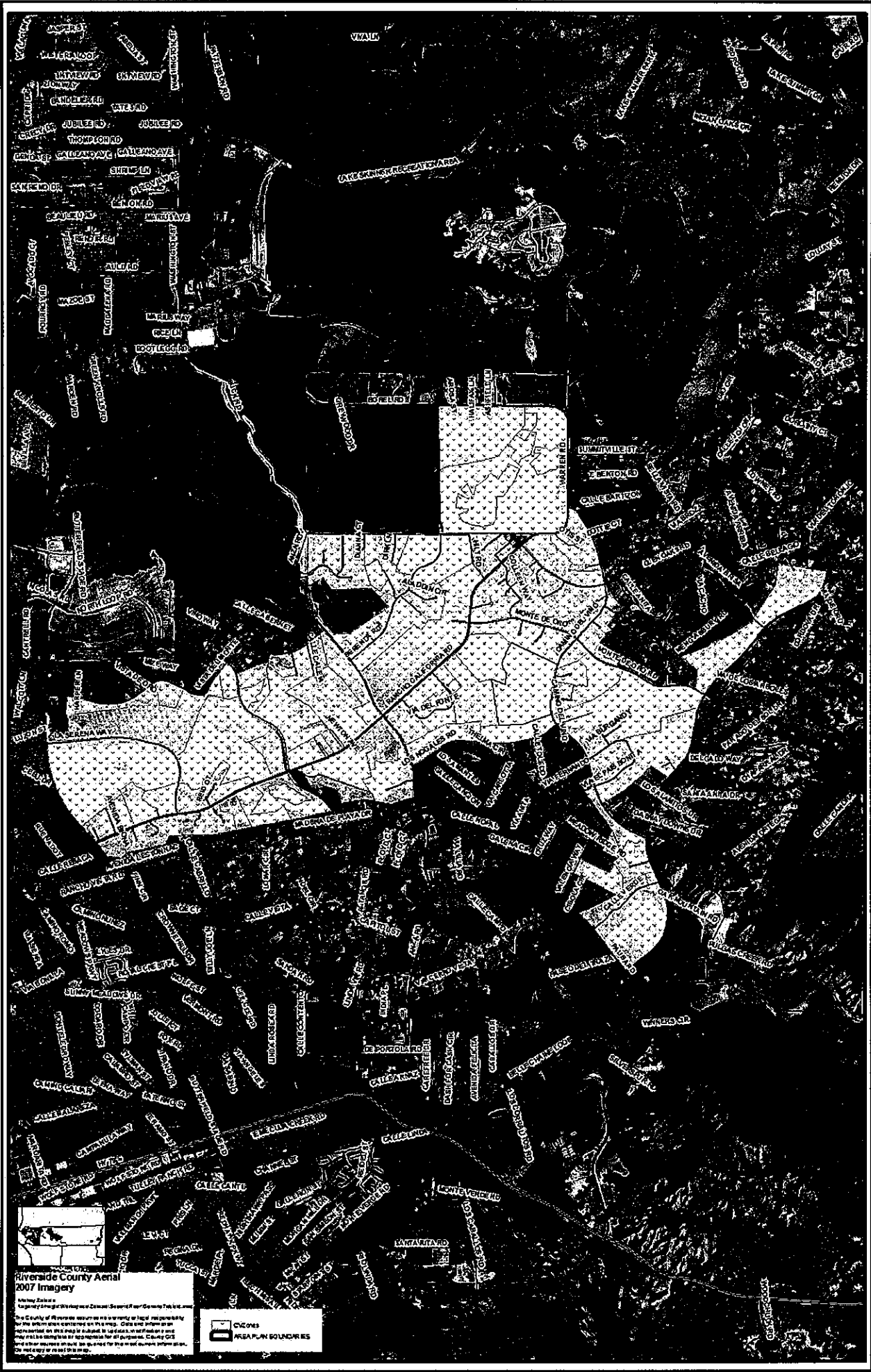
Michael Newcomb representing the some of the wine growers stated:

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.

Attachment: County Counsel memorandum to Planning Commission

**RECOMMENDATIONS:**


**CONSIDER ORDINANCE AMENDMENT NO. 348.4702, MAKE A TENTATIVE RECOMMENATION TO THE BOARD OF SUPERVISORS, AND DIRECT STAFF TO DRAFT THE APPROPRIATE FINDINGS AND CONCLUSIONS.**



**Riverside County Aerial  
2007 Imagery**

Source: Esri  
Copyright © 2007 Esri. All rights reserved. Esri and the Esri logo are registered trademarks of Esri. All other marks contained herein are the property of their respective owners.

The County of Riverside assumes no liability or legal responsibility for the information contained on this map. Data were prepared and reproduced on this map by Esri. Esri, the Esri logo and other marks contained herein are the property of Esri. All other marks contained herein are the property of their respective owners.

	Area Plan Boundaries
---	----------------------





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')."

15  
16 ///  
17 ///  
18 ///  
19 ///  
20 ///  
21 ///  
22 ///  
23 ///  
24 ///  
25 ///  
26 ///  
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](http://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](http://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 14<sup>th</sup> 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

Sent to Haley

39625 ANZA RD Temecula Cal 92591

714-269-3811 Cell

(I will try to make it back was: Max @ 9:30 am.)  
Would like to keep wine Country - Wine Country.  
A Premier Rural Community for Family's 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](mailto: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  
lross@rectma.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.<sup>1</sup> It became effective upon signing by President Clinton on September 22, 2000.<sup>2</sup> RLUIPA is a bipartisan law supported by a diverse coalition of civil rights and religious organizations.<sup>3</sup> 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:<sup>4</sup>

*[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 . . . .*<sup>5</sup>

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.<sup>6</sup> 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.'<sup>7</sup> 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.<sup>8</sup>

*RLUIPA's land use provisions are as follows:*

<sup>1</sup> See 146 CONG. REC. S7, 779 (July 27, 2000); 146 CONG. REC. H7, 192 (July 27, 2000).

<sup>2</sup> 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.

<sup>3</sup> 146 CONG. REC. E, 1563-01 (September 22, 2000) (Stmt. of Cong. Canady).

<sup>4</sup> 146 CONG. REC. S7774-01 (July 27, 2000) (Joint Stmt. of Sens. Hatch and Kennedy).

<sup>5</sup> *Id.*

<sup>6</sup> See Tuttle, *supra* note 38, at 864.

<sup>7</sup> 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).

<sup>8</sup> 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 9<sup>th</sup> 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.<sup>9</sup>*

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."<sup>10</sup>

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

<sup>9</sup> 42 U.S.C. 2000cc (2000).

<sup>10</sup> 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."<sup>11</sup>*

#### 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.

---

<sup>11</sup> 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

D:\pel\m\c\ntel\Cornc\176-100

Jeff Stone  
3rd District Supervisor

Initials:  
JS:ob

Dept's Recomm.:  Policy  Policy  
Per Exec. Ofc.:  Consent  Consent

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](mailto:President@RiversideCFB.com)  
[www.RiversideCFB.com](http://www.RiversideCFB.com) Affiliated with the California Farm Bureau Federation and the American Farm Bureau Federation

April 19, 2010

## Board of Directors

*President*  
Grant Chaffin

*Vice Presidents*  
Richard Schmid  
Darl Young, Jr.  
Ellen Lloyd Trover

*Past President*  
Brad Scott

Lee Anderson, Jr.  
Linden Anderson  
George Cordero  
Stephen J. Corona  
Andy Domenigoni  
Cindy Domenigoni  
Ben Drake  
Jeff Elrod  
Dan Hollingsworth  
Larry Minor  
Madene Salazar-Pongs  
Alex Sanchez  
Anton Schmidt  
Greg Young  
David Zeiders

*Treasurer*  
Anton Schmidt

## Staff

*Executive Director*  
Corporate Secretary  
Steven A. Pastor

*Office Manager*  
Stephanie R Bell

*Serving  
Riverside  
County  
Agriculture  
Since  
1917*

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





NEWCOMB  
LAW GROUP

43460 Ridge Park Drive, Suite 200, Temecula, CA 92590  
Tel: (951) 541-0220 • Fax: (951) 541-9360 • newcomb-law.com  
Writer's Email: michael@newcomb-law.com

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 3<sup>rd</sup> 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 – CV Zone to allow Churches, Temples and Places of  
Worship. Assembly Bill 1721 Update.*

April 8, 2010

Page 2

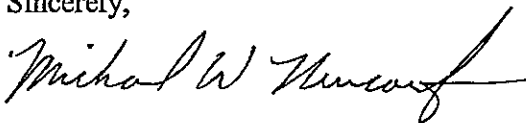
The good news for Temecula wine country is that “for now,” AB 1721 has been amended to eliminate children attending “private kindergarten, elementary, or secondary school facilities” from the protections afforded by the Assembly Bill, although a private “child day care facility” is not excluded and remains 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  $\frac{1}{2}$  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  $\frac{1}{4}$  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 ~~(e) For all other pesticides not included in subdivision (b), these~~  
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



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.*

April 7, 2010

Page 2

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.*

April 7, 2010

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
Light 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 – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 4

***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 – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 5

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 site<sup>1</sup>. 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.

<sup>1</sup> 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.

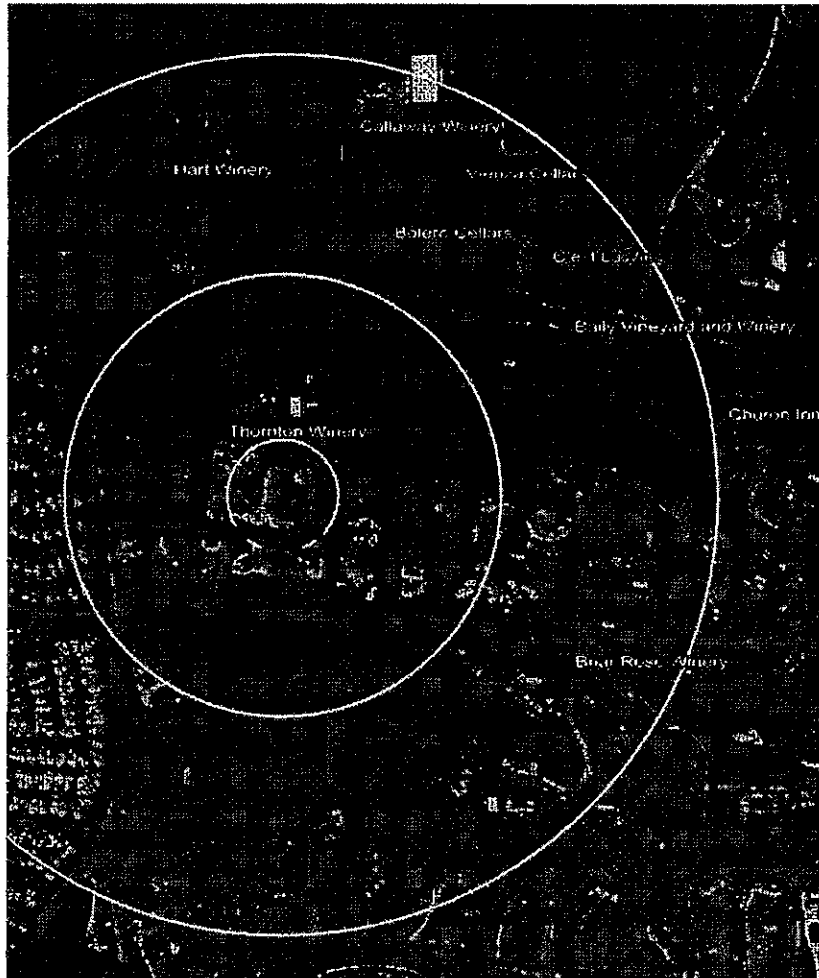
Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 6

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 vineyards<sup>2</sup>” 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*).



<sup>2</sup> 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.*

April 7, 2010

Page 7

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.<sup>3</sup>
- ***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****<sup>4</sup>, 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:

---

<sup>3</sup> <http://www.pesticidereform.org/downloads/SchoolProtectionZones.pdf>

<sup>4</sup> <http://www.nrdc.org/health/kids/ocar/chap5.asp> (note, footnotes cited in excerpt text have been renumbered below).



Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 8

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.<sup>5</sup>

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.<sup>6</sup> Tests on young rats and mice demonstrate a progressive decrease in susceptibility to organophosphate insecticides with increasing age.<sup>7</sup>

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."<sup>8</sup>

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*)

<sup>5</sup> National Research Council, *Pesticides in the Diets of Infants and Children*, pp. 70-76

<sup>6</sup> National Research Council, *ibid*, p. 53

<sup>7</sup> 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.

<sup>8</sup> National Research Council, *ibid.*, p. 61



Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 9

- 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.**



Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 10

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*)).



Re: *Proposed Change to Riverside County Code – CIV Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 11

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 Church<sup>9</sup>. 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

<sup>9</sup> 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.





Re: *Proposed Change to Riverside County Code – C/V Zone to allow Churches, Temples and Places of Worship.*

April 7, 2010

Page 12

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 – CIV Zone to allow Churches, Temples and Places of Worship.*

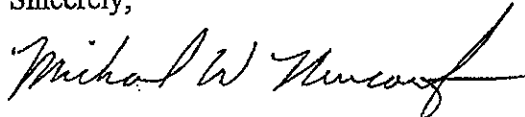
April 7, 2010

Page 13

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 densest 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.

2

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)

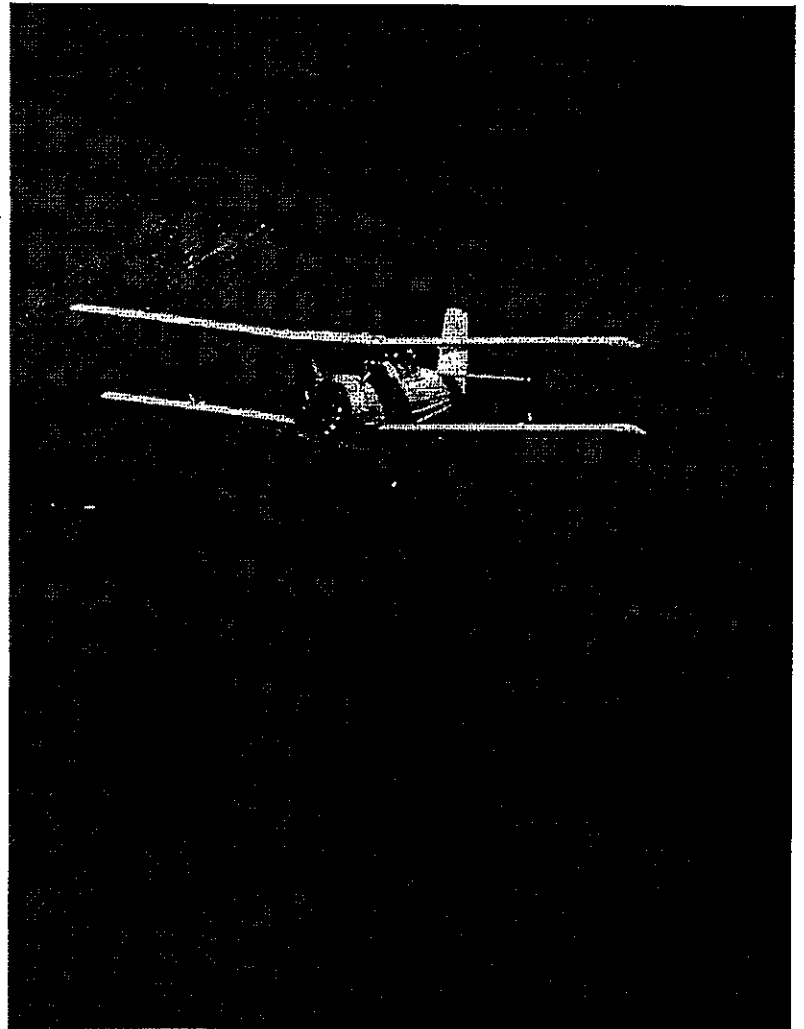
Other sensitive sites - hospitals, churches etc are rarely immediately adjacent to agricultural crops and we have not (in this district) required permits, for those crops, to have special conditions or buffers (except for field fumigations).

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.

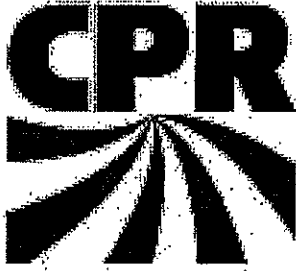
**EXHIBIT B**

*Pesticide Protection Zones: Keeping Kids Safe at School – March 2010*

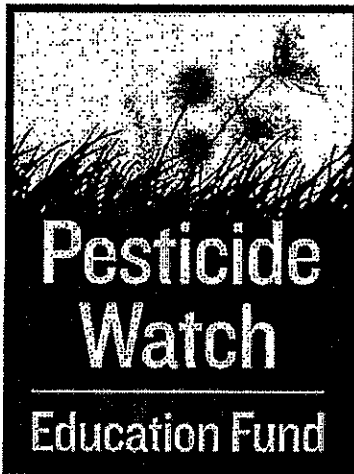


# *Pesticide Protection Zones: Keeping Kids Safe at School*

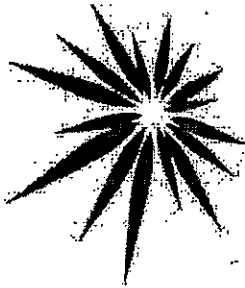
*March 2010*



49 Powell St., Suite 530  
San Francisco, CA 94102  
Phone: (415) 981-3939  
Fax: (415) 981-2727  
[www.pestidereform.org](http://www.pestidereform.org)



1107 9th Street, Suite 601  
Sacramento, CA 95814  
Phone: (916) 551-1883  
Fax: (916) 448-4560  
[www.pestidewatch.org](http://www.pestidewatch.org)



**CEH**

center for environmental health

2201 Broadway, Suite 302  
Oakland, CA 94612  
Phone: (510) 655-3900  
Fax: (510) 655-9100  
[www.ceh.org](http://www.ceh.org)



# 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 ( $\frac{1}{4}$ ) 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.

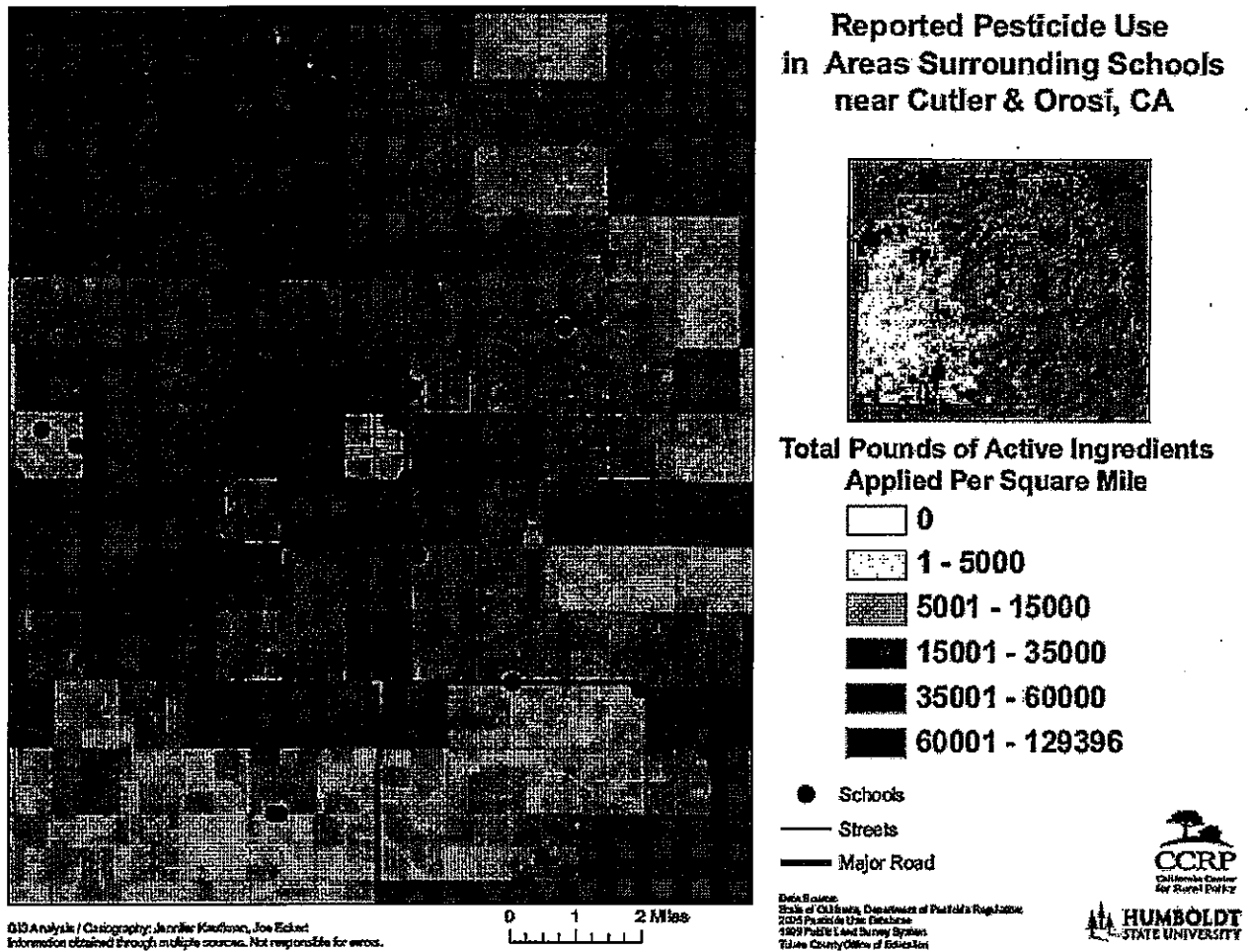
Children need protection from pesticide drift and exposure at school where they spend many hours per week for much of the year. Ensuring space between pesticide applications and schools by creating areas in which pesticides may not be used is a strategy that government agencies and researchers have recognized 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  $\frac{1}{4}$  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	2 miles	All aerial applications of restricted use pesticides while school is in session	Bees: 1 mile	Bees: 3 insecticides when bees are pollinating
Kern	2 miles	All restricted use pesticides when children are present	Bees: 1 mile	Bees: 3 insecticides when bees are pollinating, including almond orchards
Monterey*				
Merced	100 feet	1 fumigant	Crops: 1/2 mile upwind, 1 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 defoliants, special requirements for 1 defoliant and for lemons and lettuce.
Santa Barbara	100 feet - 1/4 mile	All restricted use pesticides; special requirements for one fumigant	None	
Colusa	Variable - 1/4 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 defoliants	Crops: 100 feet - 1/2 mile	Crops: 4 herbicides; special requirements for grapes and pistachios
Sutter	1/4 mile	All restricted use when school is in session	Crops: 1/4 - 1/2 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.

# References

## Executive Summary

California Department of Pesticide Regulation. 2009. Summary of Pesticide Use Report Data, 2008: Indexed by Commodity. <http://www.cdpr.ca.gov/docs/pur/pur08rep/comrpt08.pdf>.

Susan Kegley , Anne Katten, and Marion Moses. 2003. Secondhand Pesticides: Airborne Pesticide Drift in California. <http://www.panna.org/files/SecondhandPs.pdf>

## 1. Introduction: Pesticide Drift Is Inevitable

California Department of Pesticide Regulation. 2008. Community Guide to Recognizing and Reporting Pesticide Problems. <http://www.cdpr.ca.gov/docs/dept/comguide/>.

Steinberg, Sheila L. & Steinberg, Steven J. 2008. Humboldt State University. 2008. Pesticide Atlas. <http://humboldt-dspace.calstate.edu/xmlui/handle/2148/429>

Steinberg, Sheila L. & Steinberg, Steven J. 2008. People, Place & Health: A Sociospatial Perspective of Agricultural Workers and Their Environment. Humboldt State University. <http://humboldt-dspace.calstate.edu/xmlui/handle/2148/428>.

## 2. Children Are at Greater Risk from Pesticide Exposure

U.S. Environmental Protection Agency. 2002. Protecting Children from Pesticides. <http://www.epa.gov/pesticides/factsheets/kidpesticide.htm>.

Walter A. Alarcon et al. 2005. Acute Illnesses Associated With Pesticide Exposure at Schools. *Journal of the American Medical Association* 294(4):455-465.

Weppner, Sarah et al. 2006. The Washington aerial spray drift study: Children's exposure to methamidophos in an agricultural community following fixed-wing aircraft applications. *Journal of Exposure Science and Environmental Epidemiology* 16: 387–396.

Exttoxnet. 1998. Questions About Pesticide Exposure. <http://exttoxnet.orst.edu/faqs/pesticide/pestexp.htm#What%20persistence>.


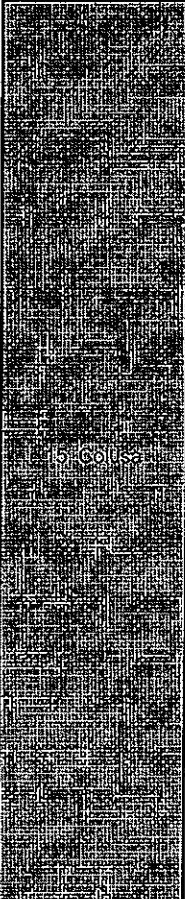
# Appendix

**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><b>Fresno County Department of Agriculture Pesticide Permit Conditions for Applications of Pesticides Adjacent to School Grounds</b></p> <ol style="list-style-type: none"> <li>No pesticide application(s) to occur within 1/8 mile, while school is in session or while grounds are occupied.</li> <li>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.</li> </ol>	None
Tulare	<p><b>Tulare County Permit Conditions 2010</b></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><b>Tulare County Permit Conditions 2010</b></p> <ol style="list-style-type: none"> <li>Restricted Use Pesticides Aerial Applications and Schools:</li> <li>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.</li> </ol>
Kern	<p><b>Kern County General Permit Conditions</b></p> <p>II. School Buffer Zones and Restrictions</p> <ol style="list-style-type: none"> <li>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.</li> <li>No restricted material may be applied at a school site while school is in session or during school sponsored activities when children are present.</li> </ol>	<p><b>Kern County General Permit Conditions</b></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><b>Permit Conditions for Using Pesticides Containing 1,3-Dichloropropene – Revised 9/02</b></p> <p>III. C. Buffer Zones</p> <ol style="list-style-type: none"> <li>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.</li> </ol>	<p><b>Merced County Agricultural Commissioner's Office Policy and Permit Conditions for Bee Protection.</b></p> <p>B. 3. Use of Encapsulated Methyl Parathion (Penncap-M) to blooming plants.</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p><b>Merced County Agricultural Commissioner's Office Permit Conditions for Phenoxo Herbicides and Other Volatile Herbicides</b></p> <p>2,4-D, 4,4-DB, MCPA, Dicamba, Bronate, and Other Phenoxo Herbicides</p> <ol style="list-style-type: none"> <li>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"> <li>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.</li> </ol> </li> </ol>

County	School Protection Zones	Crop Protection Zones
Stanislaus	<p><b>B: General Permit Conditions</b> 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><b>G: Cotton Harvest Aids</b> 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><b>K. Metam Sodium/Metam Potassium</b> 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><b>D: Bee Policy</b> Application of Pesticides Highly or Moderately Toxic to Bees and Materials Known to Be Harmful to Bees</p> <p><b>A:</b> 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><b>G: Cotton Harvest Aids</b> 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><b>General Conditions</b> 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><b>Cotton Defoliation</b> DEF, Folex and paraquat when used as cotton harvest aids, singly or in combination, shall be used only in accordance with the following restrictions:</p> <ol style="list-style-type: none"> <li>1. Applications of DEF, Folex and paraquat (Gramoxone) shall not in any case be made within 1/8 mile of any school.</li> <li>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.</li> <li>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.</li> </ol>	<p><b>General Conditions</b> 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><b>Phenoxy Herbicides</b> 2,4-D; 2,4-DB; MCPA, Weedar, Dicamba (Banvel) 4) No air applications shall be made within 1/4<sup>th</sup> mile of a susceptible crop, nor within 1/8<sup>th</sup> 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. <del>Exception: Dicamba</del></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><b>SCHOOLS</b></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 <a href="http://www.agfuturesalliance.org">www.agfuturesalliance.org</a>.</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 Madia	None	None
13 Riverside	<p><b>PVTS – 07</b>  <b>Riverside County Conditions For the Use of Pesticides in the Palo Verde Valley District</b>  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:  a. Paraquat applications shall not be made within 1/8 mile of any school or any designated residential area.  b. DEF or Folex applications shall not be made within 1/2 mile of any school or any designated residential area.  5. During school hours &amp; any school activities, no applications shall be made with one mile of any school  <i>Author's Note: ("with" is not a typo on our part)</i></p> <p><b>2,4-D/Phenoxy Restricted Material Permit Conditions</b>  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><b>Permit Conditions for Metam Sodium/Metam Potassium</b>  <b>All Application Methods</b></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><b>PVTS – 07</b>  <b>Riverside County Conditions For the Use of Pesticides in the Palo Verde Valley District</b>  1. No aerial application of a restricted herbicide/defoliant shall be made if susceptible crop is within 1/4 mile of the application  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><b>2,4-D/Phenoxy Restricted Material Permit Conditions</b>  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><b>Hydrogen Cyanamide Permit Conditions</b>  Reason for Conditions: Lemons are Highly Susceptible to Damage from Dormex Exposure</p> <p><b>B. Sensitive Sites</b>  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><b>General permit conditions</b> Do not 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><b>Chloropicrin, Telone EC, Pic_Chlor 60 EC, and Inline</b> 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><b>Metam sodium</b> 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 <b>Colusa County Clincher Air Zone 2010 Map</b> → 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 <b>2010 Regiment Buffer Zone Princeton Area Colusa County Map</b> → 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><b>2010 Restricted Material Permit Conditions</b> (6) no applications to orchard or non-crop areas shall be made within 1/2 mile of cotton, grape or pistachio plantings.</p> <p><b>Colusa County 2010 Regiment Permit Conditions</b> <b>Aerial Application:</b> (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, <b>extreme caution</b> must be used under all conditions.</p> <p><b>Colusa County Department of Agriculture 2010 Clincher CA Permit Conditions</b> <b>Ground Application:</b> 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- <b>apply with wind away.</b> → More than 1320 feet away from peaches and nectarines-<b>no wind directional restrictions</b> → within 50 feet of non-target cereal and grass crops such as corn, sugar cane, sudangrass, sorghum, grass grown for seed, and sod farms- <b>no application</b></p> <p>Maps identified in the schools column also apply.</p>



County	School Protection Zones	Crop Protection Zones
16. San Luis Obispo	<p><b>Restricted Materials Permit Conditions Numbers 1-7 #3A.</b> 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><b>Phenoxy and Certain Other Herbicide Applications Following Vineyard Regions:</b></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><b>Phenoxy and Certain Other Herbicide Applications Near Susceptible Crops Other than Grapes</b></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><b>Aluminum phosphide:</b> 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><b>The School Protection Act</b></p> <p><b>Restrictions on Timing</b></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><b>Yolo County Condition #1</b>  Conditions covering the Use of Restricted Materials in the Proximity of Environmentally Sensitive Areas  <b>2. Schools – Applications adjacent to schools are restricted as follows:</b>  (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.  (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><b>Yolo County Condition #7</b>  DEF, Folex and paraquat when used as cotton harvest aids shall only be used in accordance with the following restrictions:  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.  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.  D) DEF or Folex applications shall not in any case be made within one-eighth of a mile of any school.</p>	<p><b>Yolo Condition #5</b>  Aerial Applications  3. The following buffer distances shall be maintained between application and the noted sensitive areas:  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><b>Yolo County Condition #5</b>  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.  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.  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.  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><b>Yolo County Condition #8A</b>  Conditions Covering Dormant and Delayed Dormant Applications of Insecticides in Orchards  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><b>Permit Conditions for Pesticide Use Within ¼ Mile of Schools</b>  2. Make all pesticide applications closer than ¼ mile (1320 feet) only when school or daycare grounds are not in session  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><b>Sutter County Propanil (#1) Conditions for Ground Application Beyond Half Mile of Prunes</b>  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- San Joaquin	None	None
24- Napa	<p><b>Napa County 1,3 – Dichloropropene (Telone) Permit Conditions</b>  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 over a white background.

Karl Tupper, Staff Scientist  
Pesticide Action Network North America

cc: Janette Brimmer, Earthjustice  
Virginia Ruiz, Farmworker Justice

**Advancing Alternatives to Pesticides Worldwide**

49 Powell St, Suite 500, San Francisco, CA 94102 • 415.981.1771 • [www.panna.org](http://www.panna.org)

## Buffer Zones For the Protection of Children from Pesticide Drift

On October 14, 2009, Earthjustice and Farmworker Justice submitted a petition<sup>1</sup> 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 as organophosphates and n-methyl carbamates near homes, schools, parks, and daycare centers or wherever children congregate.”<sup>1</sup>

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 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,<sup>2,3</sup> 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) <sup>a</sup>	Aerial application permitted? <sup>b</sup>	Maximum Allowed Application Rate <sup>c</sup>	Vapor Pressure (mmHg)
Carbofuran	Furadan 4f (279-2876)	Yes	2 pints of product/acre	$6.0 \times 10^{-7}$
Chlorpyrifos	Lorsban 50W (62710-221)	Yes. Fine droplet sizes prohibited.	12 lbs a.i. /acre	$1.7 \times 10^{-5}$
Diazinon	Drexel Diazinon 50WP (19713-492)	Yes. Lettuce only; 4 lbs/acre maximum.	8 lbs a.i./acre	$6.0 \times 10^{-5}$
Ethoprop	Mocap EC (264-458)	No	6 lbs a.i. /acre	$3.8 \times 10^{-4}$
Tribufos	Def 6 (264-730)	Yes	1.875 lbs a.i./acre	$1.6 \times 10^{-6}$

<sup>a</sup> 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.

<sup>b</sup> 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/>)

<sup>c</sup> Vapor pressures are from reference 4.

The toxicological endpoints used for this analysis were taken directly from organophosphorus<sup>5</sup> and carbamate<sup>6</sup> 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 document<sup>3</sup> 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					
	0.25	0.5	1	2	3	0.25	0.5	1	2	3	0.25	0.5	1	2	3	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 High/Fine					Groundboom Low/Fine					
	0.25	0.5	1	2	3	0.25	0.5	1	2	3	5
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	>150	>150	>150	>150	>150	100	>150	>150	>150	>150	>150
Tribufos	60	100	>150	>150	>150	60	60	60	>150	>150	>150
Chlorpyrifos	60	60	60	60	100	60	60	60	60	60	60
Carbofuran	60	150	>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 High/Medium-Coarse					Groundboom Low/Medium-Coarse					
	0.25	0.5	1	2	3	0.25	0.5	1	2	3	5
Ethoprop	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150	>150
Diazinon	60	150	>150	>150	>150	60	100	>150	>150	>150	>150
Tribufos	60	60	150	>150	>150	60	60	60	60	150	>150
Chlorpyrifos	60	60	60	60	60	60	60	60	60	60	60
Carbofuran	60	60	>150	>150	>150	60	60	60	100	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 aerially 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,<sup>1</sup> 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 exceed the infant level of concern in 2007 and 5 exceeded it in 2006.<sup>7,8</sup>

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  $1.0 \times 10^{-6}$  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  $6.0 \times 10^{-5}$  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  $1.7 \times 10^{-5}$  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.<sup>9</sup>

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

- <sup>1</sup> "Pesticides in the Air – Kids At Risk: Petition to EPA to Protect Children From Pesticide Drift," submitted by Earthjustice and Farmworker Justice on behalf of United Farmworkers, Pesticide Action Network North America, Physicians for Social Responsibility, MomsRising, Pineros y Campesinos Unidos de Noroeste, Sea Mar Community Health Center, California Rural Legal Assistance Foundation, and Farm Labor Organizing Committee on October 14, 2009. Docket ID number EPA-HQ-OPP-2009-0825-0002.
- <sup>2</sup> Evans J, U.S. EPA. "Estimates of Residential Bystander Exposure." August 1, 2005. Docket ID Number EPA-HQ-OPP-2005-0190-0080.
- <sup>3</sup> Hall K, U.S. EPA. "Determination of Buffer Zones for AZM Applications." October 24, 2006. Docket ID Number EPA-HQ-OPP-2005-0061-0208.
- <sup>4</sup> U.S. EPA. "AP-42. Compilation of Air Pollutant Emission Factors. Volume I: Stationary and Point Sources. Fifth Edition. Chapter 9.2.2: Pesticide Application." January 1995.  
<http://www.epa.gov/ttn/chief/ap42/ch09/final/c9s02-2.pdf>
- <sup>5</sup> U.S. EPA. "Organophosphorus Cumulative Risk Assessment – 2006 Update." August 2006.  
[http://www.epa.gov/pesticides/cumulative/2006-op/op\\_cra\\_main.pdf](http://www.epa.gov/pesticides/cumulative/2006-op/op_cra_main.pdf)
- <sup>6</sup> U.S. EPA. "Revised N-Methyl Carbamate Cumulative Risk Assessment." September 24, 2007. [http://www.epa.gov/oppsrrd1/REDS/nmc\\_revised\\_cra.pdf](http://www.epa.gov/oppsrrd1/REDS/nmc_revised_cra.pdf)
- <sup>7</sup> 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>
- <sup>8</sup> Tupper KA, Kegley SE, Wang A, Lowe A, Greene R, Ford K (2007). "Air Monitoring in Hastings, Florida, December 6–14, 2006: Technical Report." San Francisco: Pesticide Action Network. <http://www.panna.org/campaigns/DCHastingsFL06.dv.html>.
- <sup>9</sup> Kegley SE, Mills K (2006). "Air Monitoring for Chlorpyrifos in Lindsay, California June–July 2004 and July–August 2005." San Francisco: Pesticide Action Network. <http://www.panna.org/campaigns/DCHastingsFL06.dv.html>.

## 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”).<sup>5</sup> 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 memo<sup>5</sup> 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.”<sup>1</sup> 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.<sup>2</sup> 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).<sup>3</sup> 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).<sup>4</sup>

### 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:<sup>1</sup>

$$\text{Oral Exposure (mg/kg)} = \text{TTR} \times \text{SA} \times \text{EX} \times \text{FQ} \times \text{ET} \times \text{CF}_1 \div \text{BW} \quad (1)$$

Where: TTR = Turf transferable residue ( $\mu\text{g}/\text{cm}^2$ )  
 SA = Surface area of the hands,  $20 \text{ cm}^2$   
 EX = Saliva extraction factor, 50%  
 FQ = Frequency of hand to mouth events, 20/hour  
 ET = Exposure time, 2 hr/day  
 CF<sub>1</sub> = 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 memorandum<sup>1</sup> 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%  
 CF<sub>2</sub> = Conversion factor,  $4.54 \times 10^8 \mu\text{g}/\text{lb}$   
 CF<sub>3</sub> = 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:<sup>1</sup>

$$\text{Dermal Exposure (mg/kg)} = \text{TTR} \times \text{T}_c \times \text{DA} \times \text{ET} \times \text{CF}_1 \div \text{BW} \quad (4)$$

Where TTR, ET, BW, and CF<sub>1</sub> are the same as above  
 T<sub>c</sub> = 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 Memorandum<sup>1</sup> and chlorflurenol RED<sup>3</sup> 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,<sup>4</sup> 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,<sup>5</sup> 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.<sup>6</sup> 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:<sup>1</sup> 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)<sup>1</sup> 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.<sup>7</sup> 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 organophosphorus<sup>8</sup> and carbamate<sup>9</sup> 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 BMD<sub>10</sub> values are taken from Table I.B-1 in the OP CRA.<sup>8</sup> 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.<sup>8</sup> 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.<sup>8</sup>

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 BMDL<sub>10</sub> 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 BMDL<sub>10</sub> instead of BMD<sub>10</sub> values as points of departure when assessing risk associated with exposure via multiple routes.<sup>9</sup> 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.<sup>9</sup>

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.<sup>8</sup> 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.<sup>9</sup> 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<sup>a</sup>

Application Method <sup>b</sup>	Exposure Route	Distance from field (ft)	Dose (mg/kg)	Percent Spray Drift
<b>rate (lbs/acre): 1.5</b>				
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 <sup>c</sup>	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
<b>rate (lbs/acre): 0.75</b>				
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
<b>rate (lbs/acre): 1</b>				
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
<b>rate (lbs/acre): 0.75</b>				
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
<b>rate (lbs/acre): 1</b>				
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
<b>rate (lbs/acre): 0.75</b>				
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
<b>rate (lbs/acre):</b>		<b>1</b>		
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
<b>rate (lbs/acre):</b>		<b>0.75</b>		
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
<b>rate (lbs/acre):</b>		<b>1</b>		
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
<b>rate (lbs/acre):</b>		<b>1.5</b>		
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
<b>rate (lbs/acre):</b>		<b>2</b>		
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
<b>rate (lbs/acre):</b>		<b>1.5</b>		
Airblast+Normal <sup>f</sup>	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 <sup>c</sup>	1.0
Airblast+Normal	Ingestion	150	0.00021	0.9
<b>rate (lbs/acre):</b>		<b>2</b>		
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 <sup>c</sup>	1.0
Airblast+Normal	Ingestion	150	0.00029	1.0

rate (lbs/acre):		1.5			
Airblast+Dense <sup>c</sup>	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	

<sup>a</sup> 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.

<sup>b</sup> 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.

<sup>c</sup> See Reference 6.

Table 2: Average Percent Spray Drift values

Application Method <sup>a</sup>	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

<sup>a</sup> 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 <sub>10</sub> of 0.01 mg/kg/day from rat study combined with 6% dermal absorption factor. Endpoint is RBC ChE inhibition.	Reference 14

<sup>a</sup> Abbreviations: BDML<sub>10</sub>, 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)		FQPA factor	FQPA-adjusted endpoint (mg/kg/day)	
	Oral <sup>a</sup>	Dermal <sup>b</sup>		Oral <sup>c</sup>	Dermal <sup>d</sup>
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

<sup>a</sup> For organophosphates, unadjusted oral endpoints are benchmark doses for 10% brain cholinesterase inhibition (BDM<sub>10s</sub>) 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 BMDL<sub>10</sub> values are taken from Table I.B-3 of reference 9.

<sup>b</sup> See Table 3 for full details of dermal endpoints.

<sup>c</sup> FQPA factors were taken from Tables I.B-7 and I.B-11 of references 8 and 9, respectively.

<sup>d</sup> 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
Tribufos	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
Tribufos	59	781	29	390	15	195
Chlorpyrifos	587	7820	294	3910	147	1955
Carbofuran	46	617	23	309	12	154

Table 5C: Margins of Exposure 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
Tribufos	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			3.0			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	MOE at 60	MOE at 100	MOE at 150	
Ethoprop	3	5	7	2	3	4	1	1	2	0	1	1	0	1	1	0	0	0	0
Diazinon	34	51	72	17	26	36	9	13	18	4	6	9	3	4	6	2	3	4	4
Tribufous	153	228	322	76	114	161	38	57	80	19	28	40	13	19	27	8	11	16	16
Chlorpyrifos	1529	2284	3223	764	1142	1612	382	571	806	191	285	403	127	190	269	76	114	161	161
Carbofuran	121	180	254	60	90	127	30	45	64	15	23	32	10	15	21	6	9	13	13

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			3.0			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	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	0	0	0	0	0	0	0
Diazinon	92	129	163	46	64	82	23	32	41	12	16	20	8	11	14	4	6	8	8	8	8	8
Tribufous	410	571	726	205	286	363	103	143	182	51	71	91	34	48	61	21	29	36	36	36	36	36
Chlorpyrifos	4109	5725	7274	2055	2863	3637	1027	1431	1819	514	716	909	342	477	606	205	286	364	364	364	364	364
Carbofuran	324	452	574	162	226	287	81	113	144	41	57	72	27	38	48	16	23	29	29	29	29	29

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	2.0	3.0	4.0	6	9	11	150								
Ethoprop	13	17	23	6	9	11	3	4	6	2	2	3	1	1	2	1	1	1
Diazinon	127	170	226	64	85	113	32	42	56	16	21	28	11	14	19	6	8	11
Tribufous	566	755	1002	283	378	501	142	189	251	71	94	125	47	63	84	28	38	50
Chlorpyrifos	5673	7564	10043	2837	3782	5021	1418	1891	2511	709	946	1255	473	630	837	284	378	502
Carbofuran	448	597	793	224	299	396	112	149	198	56	75	99	37	50	66	22	30	40

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	2.0	3.0	4.0	6	9	11	150								
Ethoprop	20	27	36	10	14	18	5	7	9	2	3	5	2	2	3	1	1	2
Diazinon	197	270	363	98	135	182	49	67	91	25	34	45	16	22	30	10	13	18
Tribufous	874	1199	1615	437	600	807	218	300	404	109	150	202	73	100	135	44	60	81
Chlorpyrifos	8752	12014	16177	4376	6007	8088	2188	3003	4044	1094	1502	2022	729	1001	1348	438	601	809
Carbofuran	691	949	1277	345	474	639	173	237	319	86	119	160	58	79	106	35	47	64

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		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at			
60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	
Ethoprop	2	5	11	1	3	5	1	1	3	0	1	1	0	1	1	0	1	1	0	1	1	0	1	1
Diazinon	23	51	105	11	25	52	6	13	26	3	6	13	2	4	9	1	3	5	1	3	5	1	3	5
Tribufous	101	226	466	50	113	233	25	56	116	13	28	58	8	19	39	5	11	23	5	11	23	5	11	23
Chlorpyrifos	1011	2261	4667	505	1131	2333	253	565	1167	126	283	583	84	188	389	51	113	233	51	113	233	51	113	233
Carbofuran	80	179	368	40	89	184	20	45	92	10	22	46	7	15	31	4	9	18	4	9	18	4	9	18

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		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at	
60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	
Ethoprop	4	7	11	2	3	5	1	2	3	1	1	1	0	1	1	0	1	1	0	1	1	0	1	1
Diazinon	41	69	107	21	35	54	10	17	27	5	9	13	3	6	9	2	3	5	2	3	5	2	3	5
Tribufous	184	309	476	92	154	238	46	77	119	23	39	60	15	26	40	9	15	24	9	15	24	9	15	24
Chlorpyrifos	1845	3092	4770	922	1546	2385	461	773	1192	231	387	596	154	258	397	92	155	238	92	155	238	92	155	238
Carbofuran	146	244	377	73	122	188	36	61	94	18	31	47	12	20	31	7	12	19	7	12	19	7	12	19

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		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at		MOE at	
60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	60	100	150	
Ethoprop	45	71	102	22	36	51	11	18	25	6	9	13	4	6	8	2	4	5	2	4	5	2	4	5
Diazinon	445	711	1013	223	356	506	111	178	253	56	89	127	37	59	84	22	36	51	22	36	51	22	36	51
Tribufous	1978	3160	4501	989	1580	2251	495	790	1125	247	395	563	165	263	375	99	158	225	99	158	225	99	158	225
Chlorpyrifos	19821	31657	45093	9910	15829	22546	4955	7914	11273	2478	3957	5637	1652	2638	3758	991	1583	2255	991	1583	2255	991	1583	2255
Carbofuran	1565	2500	3560	782	1250	1780	391	625	890	196	312	445	130	208	297	78	125	178	78	125	178	78	125	178

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	5	0.25	0.5	1	2	3	5	0.25	0.5	1	2	3	5
Ethoprop	>1000	>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	>1000
Tribufos	1000	>1000	>1000	>1000	>1000	1000	1000	1000	>1000	>1000	>1000	100	1000	1000	1000	1000	>1000
Chlorpyrifos	100	1000	1000	1000	1000	100	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	>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	5
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	>150	>150	>150	>150	60	60	>150	>150	>150	>150
Chlorpyrifos	60	60	60	60	60	60	60	100	100	60	60	60	60	60	60	60
Carbofuran	60	150	>150	>150	>150	60	>150	>150	>150	60	60	100	>150	>150	>150	>150

Table 6C: 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	3	0.25	0.5	1	2	3	0.25	0.5	1	2	3	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	>150	>150	>150	>150	60	100	>150	>150	>150	>150
Tribufos	60	60	60	150	>150	60	60	60	>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	>150	>150	>150	60	60	60	60	100	150	>150

Table 6D: 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

## References

- <sup>1</sup> Evans J, U.S. EPA. "Estimates of Residential Bystander Exposure." August 1, 2005. Docket ID Number EPA-HQ-OPP-2005-0190-0080.
- <sup>2</sup> 70 FR 46705, "Order Denying Objections to Issuance of Tolerances; Final Rule." August 10, 2005.
- <sup>3</sup> U.S. EPA "Reregistration Eligibility Decision for Chlorflurenol Methyl Ester." March 29, 2007. [http://www.epa.gov/pesticides/reregistration/REDS/chlorflurenol\\_red.pdf](http://www.epa.gov/pesticides/reregistration/REDS/chlorflurenol_red.pdf)
- <sup>4</sup> Shelat S, U.S. EPA. "Propoxur. Section 18 Emergency Exemption for Propoxur Use on Bed Bugs." December 11, 2009.
- <sup>5</sup> Hall K, U.S. EPA. "Determination of Buffer Zones for AZM Applications." October 24, 2006. Docket ID Number EPA-HQ-OPP-2005-0061-0208.
- <sup>6</sup> 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.
- <sup>7</sup> NMFS. "Endangered Species Act Section 7 Consultation. Biological Opinion: Environmental Protection Agency Registration of Pesticides Containing Chlorpyrifos, Diazinon, and Malathion." November 18, 2008. [http://www.nmfs.noaa.gov/pr/pdfs/pesticide\\_biop.pdf](http://www.nmfs.noaa.gov/pr/pdfs/pesticide_biop.pdf)
- <sup>8</sup> U.S. EPA. "Organophosphorus Cumulative Risk Assessment – 2006 Update." August 2006. [http://www.epa.gov/pesticides/cumulative/2006-op/op\\_cra\\_main.pdf](http://www.epa.gov/pesticides/cumulative/2006-op/op_cra_main.pdf)
- <sup>9</sup> U.S. EPA. "Revised *N*-Methyl Carbamate Cumulative Risk Assessment." September 24, 2007. [http://www.epa.gov/oppsrrd1/REDS/nmc\\_revised\\_cra.pdf](http://www.epa.gov/oppsrrd1/REDS/nmc_revised_cra.pdf)
- <sup>10</sup> U.S. EPA. "Reregistration Eligibility Decision for Chlorpyrifos" July 2006. [http://www.epa.gov/pesticides/reregistration/REDS/chlorpyrifos\\_red.pdf](http://www.epa.gov/pesticides/reregistration/REDS/chlorpyrifos_red.pdf)
- <sup>11</sup> U.S. EPA. "Reregistration Eligibility Decision for Diazinon." July 2006. [http://www.epa.gov/pesticides/reregistration/REDS/diazinon\\_red.pdf](http://www.epa.gov/pesticides/reregistration/REDS/diazinon_red.pdf)
- <sup>12</sup> U.S. EPA. "Reregistration Eligibility Decision for Ethoprop." July 2006. [http://www.epa.gov/pesticides/reregistration/REDS/ethoprop\\_red.pdf](http://www.epa.gov/pesticides/reregistration/REDS/ethoprop_red.pdf)
- <sup>13</sup> U.S. EPA. "Reregistration Eligibility Decision for Tribufos." July 2006. [http://www.epa.gov/pesticides/reregistration/REDS/tribufos\\_red.pdf](http://www.epa.gov/pesticides/reregistration/REDS/tribufos_red.pdf)

---

<sup>14</sup> U.S. EPA. "Reregistration Eligibility Decision for Carbofuran." September 2007.  
[http://www.epa.gov/pesticides/reregistration/REDS/carbofuran\\_red.pdf](http://www.epa.gov/pesticides/reregistration/REDS/carbofuran_red.pdf)

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**

[Top of Report](#)

---

#### **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.<sup>[1]</sup> 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.<sup>[2]</sup>

Within the past three decades, pesticide use in agriculture and for home and industrial purposes has increased by 50 percent.<sup>[3]</sup> 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.<sup>[4]</sup> Approximately 875 pesticide active ingredients are formulated into 21,000 different products.<sup>[5]</sup> 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.<sup>101</sup> 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.<sup>102</sup> 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.<sup>103</sup>

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.<sup>104</sup> 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.<sup>105</sup> Additional studies of agricultural workers indicate that pesticide poisoning can lead to poor performance on tests involving intellectual functioning, motor skills, and memory.<sup>106</sup>

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.<sup>107</sup>

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.<sup>108</sup> 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.<sup>124</sup> The normal respiratory volume of a resting infant is twice that of a resting adult.<sup>125</sup> Caloric consumption by infants per unit of body weight is approximately two and a half times higher than for adults.<sup>126</sup>

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.<sup>127</sup> Infants and children also drink two and a half times as much water daily than adults do as a percentage of their body weights.<sup>128</sup> 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.<sup>129</sup> 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.<sup>130</sup>

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.<sup>131</sup> Tests on young rats and mice demonstrate a progressive decrease in susceptibility to organophosphate insecticides with increasing age.<sup>132</sup>

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."<sup>133</sup>

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.<sup>124</sup> 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.<sup>125</sup>

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.<sup>126</sup> 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.<sup>127</sup> 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.<sup>128</sup>

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.<sup>129</sup> 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.<sup>130</sup> 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.<sup>131</sup>

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.<sup>132</sup>

### **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.<sup>133</sup> A study of childhood leukemia cases in Shanghai found a more than threefold increase in risk associated with maternal occupational exposure to pesticides.<sup>134</sup> 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.<sup>123</sup> Children of fathers with jobs including pesticide exposure had a 2.7 times higher risk of contracting the disease when compared to controls.<sup>124</sup>

### **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.<sup>125</sup> 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.<sup>126</sup> 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.<sup>127</sup> 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.<sup>128</sup> 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.<sup>129</sup> 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.<sup>130</sup>

### **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,<sup>131</sup> 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.<sup>[63]</sup>

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.<sup>[64]</sup>

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.<sup>[65]</sup>

### **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.<sup>[66]</sup> 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.<sup>[67]</sup>

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.<sup>[68]</sup> 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.<sup>[69]</sup> 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.<sup>[69]</sup> Laboratory animal studies indicate that when exposure occurs at high doses, most pesticides are toxic to developing organisms.<sup>[61]</sup>

### **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.<sup>[70]</sup> Studies in experimental animals demonstrate that pesticides, particularly organochlorine and organophosphate insecticides, play a role in suppressing the immune system.<sup>[70]</sup> 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.<sup>[62]</sup> 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.<sup>[62]</sup>

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.<sup>[63]</sup>

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.<sup>[62]</sup>

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.<sup>[64]</sup> 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.<sup>[65]</sup>

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.<sup>[70]</sup> 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.<sup>121</sup> 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.<sup>122</sup> When skin is wet, cut, or irritated, pesticides can penetrate even faster.<sup>123</sup> Pesticides applied as foggers, bombs, and aerosols generally have the smallest particle size and thus are the most readily inhaled.<sup>124</sup> 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.<sup>125</sup>

### **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.<sup>126</sup> 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.<sup>127</sup> Overall, the study estimated that 85 percent of the total daily exposure to airborne pesticides was from breathing air inside the home.<sup>128</sup>



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.<sup>1008</sup>

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.<sup>1009</sup> 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.<sup>1010</sup> 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,<sup>1011</sup> and overall, children are estimated to consume 0.01 g to 1.3 g of soil every day.<sup>1012</sup>

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.<sup>1013</sup> 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.<sup>1014</sup>

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.<sup>1015</sup> 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.<sup>1016</sup>

### 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.<sup>1124</sup> A study of 238 households in Missouri found that 50 percent used insecticides to control fleas and ticks on pets.<sup>1125</sup>

## 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.<sup>1126</sup> 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.<sup>1131</sup>
- 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 resmethrin. The school was forced to close for three weeks to clean up the pesticide residues.<sup>1134</sup>
- 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.<sup>1131</sup>
- 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.<sup>1139</sup>
- 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.<sup>1127</sup>
- 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.<sup>1188</sup>

## 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.<sup>1191</sup> 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.<sup>1192</sup> 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.<sup>1193</sup>

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.<sup>1194</sup> On a body-weight basis, young children consume these foods at levels from three to twenty-one times greater than the average adult American.<sup>1195</sup> According to monitoring by the FDA, pesticide residues were detected in 50 percent of the samples of these foods.<sup>1196</sup>

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.<sup>1197</sup> 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.<sup>1198</sup> (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.<sup>1199</sup>

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.<sup>1200</sup>

## 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,<sup>1201</sup> and PCP is classified as a probable human carcinogen.<sup>1202</sup> 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.<sup>1321</sup>

## **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.<sup>1321</sup>

**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."<sup>1331</sup> 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.<sup>1341</sup>

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.<sup>1351</sup> 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.<sup>1401</sup> 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.<sup>1441</sup>

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.<sup>1442</sup>

**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.<sup>1443</sup>

**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.<sup>1144</sup>

**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.<sup>1145</sup>

**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.<sup>1146</sup>

**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.<sup>1147</sup>

**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.<sup>[148]</sup>

Early in the summer of 1996, the Residents' Committee of the Henry Horner 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 Horner residents, including a comic book explaining non-toxic pest control that was illustrated by a 17-year-old Horner resident.<sup>[149]</sup>

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.<sup>[150]</sup> 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.<sup>[151]</sup>

## **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.<sup>1462</sup> 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.

---

## Notes

1. General Accounting Office, *U.S. Agriculture: Status of the Farm Sector*, GAO/RCED-95-104FS, March 1995, p. 12.
2. U.S. EPA, *Pesticide Industry Sales and Usage: 1994 and 1995 Market Estimates*, August 1997, Tables 2 and 7.
3. U.S. EPA, *ibid.*, Table 10.
4. U.S. EPA, *ibid.*, Table 4
5. U.S. EPA, *ibid.*, Table 7.
6. EPA Memorandum from William Burnham, Health Effects Division, "Office of Pesticide Programs' List of Chemicals Evaluated for Carcinogenic Potential," February 19, 1997.
7. Blair, A. et al., "Clues to Cancer Etiology from Studies of Farmers," *Scandinavian Journal of Work, Environment, and Health*, vol. 18., no. 4, 1992, pp. 209-215.
8. Wolff, M. et al., "Blood Levels of Organochlorine Residue and Risk of Breast Cancer," *JNCI*, vol. 85, no. 8, April 21, 1993, pp. 648-652.
9. Office of Technology Assessment, *Neurotoxicity: Identifying and Controlling Poisons of the Nervous System*, United States Congress, April 1990, p. 283.
10. OTA, *ibid.*, pp. 284-85.
11. Steenland, K. et al., "Chronic Neurological Sequelae to Organophosphate Pesticide Poisoning," *Am. J. Pub. Health*, vol. 84, March 1994, pp. 731-736.
12. Memorandum from Ann Katon to Ralph Lightstone, "Simplification of Adverse Effects Information for SB 950 Chemicals," California Rural Legal Assistance Foundation, March 10, 1995.
13. Repetto, R. and S. Baliga, *Pesticides and The Immune System: The Public Health Risks*, World Resources Institute, March 1996. J. Barnett and K. Rogers, "Pesticides," *Immunotoxicity and Immunopharmacology*, Second Edition, J. H. Dean et al., eds., New York: Raven Press, Ltd., 1994, pp. 191-213.
14. National Research Council, *Pesticides in the Diets of Infants and Children*. Washington, D.C.: National Academy Press, p. 77.
15. National Research Council, *ibid.*, p. 77.
16. National Research Council, *ibid.*, p. 192.
17. Wiles, R. and C. Campbell, *Pesticides in Children's Food*, Environmental Working Group, 1993, p. 14.
18. Plunkett, L. et al., "Differences Between Adults and Children Affecting Exposure Assessment," *Similarities And Differences Between Children and Adults: Implications for Risk Assessment*, P. Guzelian et al., eds., International Life Sciences Institute, 1992, pp. 79-94.

19. Cline, R. et al., "Pentachlorophenol Measurements in Body Fluids of People in Log Homes and Workplaces," *Arch. Environ. Contam. Toxicol.*, vol. 18, 1989, pp. 475-481.
20. National Research Council, *Pesticides in the Diets of Infants and Children*, pp. 70-76.
21. National Research Council, *ibid.*, p. 53.
22. 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.
23. National Research Council, *ibid.*, p. 61.
24. National Research Council, *ibid.*, pp. 39, 95.
25. Spyker, J.M. and D.L. Avery, "Neurobehavioral Effects of Prenatal Exposure to the Organophosphate Diazinon in Mice," *J. Toxicol. and Environ. Health*, 1977, pp. 989-1002.
26. Grossman, J., "What's Hiding Under the Sink: Dangers of Household Pesticides," *Environmental Health Perspectives*, vol. 103, no. 6, June 1995, pp. 550-554.
27. EPA Memo from Jerome Blondell and Virginia Dobozy to Linda Propst, "Review of Chlorpyrifos Poisoning Data," January 14, 1997.
28. Whitney, K.D. et al., "Developmental Neurotoxicity of Chlorpyrifos: Cellular Mechanisms," *Toxicology and Applied Pharmacology*, vol. 134, 1995, pp.53-62.
29. Thomas, P.T. et al., "Immunologic Effects of Pesticides," *The Effects of Pesticides on Human Health*, S.R. Baker and Chris Wilkinson, eds. Princeton: Princeton Scientific Publishing Company, 1990, p. 261-295.
30. National Research Council, *Pesticides in the Diets of Infants and Children*, p. 68.
31. Letter from Michael Yanchulis, Office of Pesticide Programs, US EPA, to Farrel Vance, Natural Resources Defense Council, September 13, 1994.
32. National Research Council, *Pesticides in the Diets of Infants and Children*, pp. 70, 349-351.
33. Zahm, S. and S. Devesa, "Childhood Cancer: Overview of Incidence Trends and Environmental Carcinogens," *Environmental Health Perspectives*, vol. 103, supp. 6, September, 1995, p.177-184.
34. Shu, O. et al., "A Population-Based Case-Control Study of Childhood Leukemia in Shanghai," *Cancer*, August 1988, pp. 635-44.
35. Lowengart, R. et al., "Childhood Leukemia and Parents' Occupational and Home Exposures," *JNCI*, July 1987, pp.39-46.
36. Buckley, J. et al., "Occupational Exposures of Parents of Children with Acute Nonlymphocytic Leukemia: A Report from the Children's Cancer Study Group," *Cancer Research*, vol. 49, 1989, pp. 4030-37.
37. Gold, E. et al., "Risk Factors for Brain Tumors in Children," *American Journal of Epidemiology*, vol. 109, 1979, pp. 309-319.
38. Davis, J. et. al., "Family Pesticide Use and Childhood Brain Cancer," *Archives of Environmental Contamination and Toxicology*, vol. 24, 1993, pp. 87-92.
39. U.S. EPA, *Pesticides Industry Sales and Usage: 1994 and 1995 Market Estimates, Table 3*.
40. U.S. EPA, *National Home and Garden Pesticide Use Survey*, March 1992, p. 6.
41. U.S. EPA, *ibid.*, p. 16.
42. U.S. EPA, *ibid.*, p. 9.
43. U.S. EPA, *ibid.*, p. 12.

44. Davis, *Family Pesticide Use in the Home, Garden, Orchard, and Yard*.
45. Moses, M., *Home Pesticide Use and Storage in Sarasota County, Florida*, Pesticide Education Center, November 24, 1995, p. 11.
46. "EPA Considers Suspending Pesticide Used in Illicit Spraying In South," *Inside EPA*, November 29, 1996. "Agencies Wary of Illegal Inside Use of Pesticide," *Washington Post*, December 13, 1996. "For This Rogue Exterminator, Nothing Was Too Deadly," *Los Angeles Times*, September 21, 1997.
47. "ATSDR Plans Study on Children Exposed to Methyl Parathion," *Pesticide and Toxic Chemical News*, June 11, 1996.
48. Kristensen, P. et al., "Cancer in Offspring of Parents Engaged in Agricultural Activities in Norway: Incidence and Risk Factors in the Farm Environment," *International Journal of Cancer*, vol. 65, August 1996, pp.39-50.
49. Holly, E. et al., "Ewing's Bone Sarcoma, Paternal Occupational Exposure, and Other Factors," *American Journal of Epidemiology*, vol. 135, no. 2, 1992, pp. 22-129.
50. Leiss, J. and D. Savitz, "Home Pesticide Use and Childhood Cancer: A Case-Control Study," *Am. J. Pub. Health*, February 1995, vol. 85, no. 2, pp. 249-252.
51. Sharpe, C. et al., "Parental Exposure to Pesticides and Risk of Wilms' Tumor in Brazil," *American Journal of Epidemiology*, vol. 141, 1995, pp. 210-217.
52. National Research Council, *Pesticides in the Diets of Infants and Children*, p. 64.
53. Ecobichon, D.J. et al., "Neurotoxic Effects of Pesticides," *The Effects of Pesticides on Human Health*, pp.131-199.
54. Jacobsen, J. and S. Jacobsen, "Intellectual Impairment in Children Exposed to Polychlorinated Biphenyls in Utero," *New England Journal of Medicine*, vol. 335, no. 11, September 12, 1996, pp. 783-89. J. Jacobsen et al., "Effects of In Utero Exposure to Polychlorinated Biphenyls and Related Contaminants on Cognitive Function in Young Children," *Pediatrics*, vol. 116, no. 1, January 1990, pp. 38-45.
55. Ecobichon, "Neurotoxic Effects of Pesticides."
56. U.S. Department of Health and Human Services, *Reproductive Hazards in the Workplace: Bibliography*, April 1994, p. 47.
57. Fackelmann, K.A., *Science News*, vol. 140, July 6, 1991, p. 6. J. Hall, et al., "Coarctation of the Aorta in Male Cousins with Similar Maternal Environmental Exposure to Insect Repellent and Insecticides," *Pediatrics*, vol. 55, no. 3, March, 1975, pp. 425-427. P. Romero et al., "Congenital Anomalies Associated with Maternal Exposure to Oxydemeton-Methyl," *Environmental Research*, vol. 50, 1989, pp. 256-261. D.S. Rupa et al., "Reproductive Performance in Population Exposed to Pesticides in Cotton Fields in India," *Environmental Research*, vol. 55, 1991, pp. 123-128.
58. Schwartz, D.A., and J.P. LoGerfo, "Congenital Limb Reduction Defects in the Agricultural Setting," *Am. J. Pub. Health*, vol. 78, no. 6, June 1988, pp. 654-658.
59. Gordon, J.E. and C.M. Shy, "Agricultural Chemical Use and Congenital Cleft Lip and/or Palate," *Archives of Environmental Health*, vol. 36, no. 5, 1981, pp. 213-220.
60. Garry, V. et al., "Pesticide Applicators, Biocides, and Birth Defects in Rural Minnesota," *Environmental Health Perspectives*, vol. 104, number 4, April 1996, pp. 394-399.
61. Johnson, E.M. et al., "Developmental Effects," *The Effects of Pesticides on Human Health*, pp. 391-438.
62. Repetto and Baliga, *Pesticides and the Immune System*.
63. Dean et al., eds., *Immunotoxicity and Immunopharmacology*.
64. Thomas, "Immunologic Effects of Pesticides," p. 266.
65. McConnachie, P.R. and A.C. Zahalsky, "Immunological Consequences of Exposure to Pentachlorophenol," *Archives of Environmental Health*, vol. 46, July/August 1991, pp. 249-253.
66. Cline et al., "Pentachlorophenol Measurements in Body Fluids of People in Log Homes and Workplaces."

67. Dewailly, Eric et al., "Inuit Exposure to Organochlorines Through the Aquatic Food Chain in Arctic Quebec," *Environmental Health Perspectives*, vol. 101, no. 7, December 1993, pp. 618-620. Repetto and Balga, *Pesticides and the Immune System*.
68. Repetto and Balga, *ibid*.
69. Zahm and Devesa, "Childhood Cancer: Overview of Incidence Trends and Environmental Carcinogens:"
70. Bradman, A. et al., "Pesticide Exposures to Children from California's Central Valley: Results of a Pilot Study," *J. Expos. Anal. Environ. Epi.*, vol. 7, no. 2, 1997.
71. Memorandum from Lloyd Novick, M.D., Director, Center for Community Health to William Stasiuk, Center for Environmental Health, State of New York, Department of Health, "Naphthalene," August 20, 1992.
72. National Research Council, *Pesticides in the Diets of Infants and Children*, p. 77.
73. National Research Council, *ibid*, p.22.
74. National Research Council, *ibid*, p.24.
75. O'Leary, L. M. et al., "Parental Occupational Exposures and Risk of Childhood Cancer: A Review," *American Journal of Industrial Medicine*, vol. 20, 1991, pp. 17-35.
76. Immerman, F. and J. L. Schaum, *Nonoccupational Pesticide Exposure Study (NOPES)*, U.S. EPA, Research Triangle Park, January 1990, pp.7-12.
77. U.S. EPA, *Pesticides Industry Sales and Usage: 1994 and 1995 Market Estimates*, Table 8.
78. US EPA, *National Home and Garden Pesticide Use Survey*.
79. EPA Memo from Jerome Blondell, 1997.
80. U.S. EPA, *Non-Occupational Pesticide Exposure Study (NOPES)*, pp. 9-10.
81. Wright, C.G. et al., "Chlorpyrifos in the Ambient Air of Houses Treated for Termites," *Bull. Environ. Contam. Toxicol.*, vol. 40, 1988, pp. 561-568. C.G. Wright et al., "Chlorpyrifos in the Air and Soil of Houses Four Years After Its Application for Termite Control," *Bull. Environ. Contam., Toxicol.*, vol. 46, 1991, pp. 686-689.
82. Fenske, L. et al., "Potential Exposure and Health Risks of Infants Following Indoor Residential Pesticide Applications," *Am. J. Pub. Health*, vol. 80, no. 6, June 1990, pp. 689-692.
83. U.S. FDA, *Pesticide Program Residue Monitoring-1994*, September/October 1995, p.15.
84. Lewis, R., "Human Exposure to Pesticides Used in and Around the Household," U.S. EPA, Paper Prepared for the Task Force on Environmental Cancer and Heart and Lung Disease: Working Group on Exposure, August 20, 1989.
85. Immerman and Schaum, *Nonoccupational Pesticide Exposure Study (NOPES)*.
86. Cox, C., "Chlorpyrifos, Part 2: Human Exposure," *Journal of Pesticide Reform*, vol. 15, no. 1, Spring 1995, p. 15.
87. Elderkin, S. et al., *Forbidden Fruit: Illegal Pesticides in the U.S. Food Supply*, Environmental Working Group, February 1995, p. 31.
88. "General Mills Drops Plan For Temporary Tolerance On Cereals," *Pesticide and Toxic Chemical News*, July 13, 1994, p. 14.
89. "General Mills Is Landfilling Chlorpyrifos Cereals," *Pesticide and Toxic Chemical News*, August 10, 1994, p. 8.
90. EPA Memo from Jerome Blondell, 1997.
91. Robinson, J. C. et al., *Pesticides in the Home and Community: Health Risks and Policy Alternatives*, University of California Environmental Health Policy Program, 1994, p. 10.

92. Jerome Blondell, EPA, "Memo to Joshua First re: Review of Poison Control Data Call In," December 5, 1994, p. 32.
93. "DowElanco To Pay \$876,000 To Settle Adverse Effects Complaint," *Pesticide and Toxic Chemical News*, August 23, 1995, p. 16.
94. "Claims Link Chlorpyrifos to Chronic Effects," *Pesticide and Toxic Chemical News*, November 16, 1994. "DowElanco Signs Adverse Effects Consent Agreement," *Pesticide and Toxic Chemical News*, May 3, 1995. John Hagaman, DowElanco, Letter to Lynn Goldman, EPA, January 16, 1997.
95. Fanske et al., "Potential Exposure and Health Risks of Infants following Indoor Residential Pesticide Applications."
96. Zwiener, R. J. and C.M. Ginsber, "Organophosphate and Carbamate Poisoning in Infants and Children," *Pediatrics*, vol. 81, no. 1, January 1988, pp. 121-126.
97. Lewis, R. et al., "Evaluation of Methods for Monitoring the Potential Exposure of Small Children to Pesticides in the Residential Environment," *Arch. Environ. Contam. Toxicol.*, vol. 26, 1994, pp.37-46.
98. Lewis, R.G. et al., "Determination of Routes of Exposure of Infants and Toddlers to Household Pesticides: A Pilot Study to Test Methods," Presentation at the Air and Waste Management Association 84th Annual Meeting, Vancouver, British Columbia, June 16-21, 1991, p.8.
99. Simcox, N.J. et al., "Pesticides in Household Dust and Soil: Exposure Pathways for Children of Agricultural Families," *Environmental Health Perspectives*, vol. 103, no. 12, December 1995, p. 1126.
100. Simcox et al., *ibid.*
101. Nishioka, M. et al., "Measuring Transport of Lawn-Applied Herbicide Acids from Turf to Home: Correlation of Dislodgeable 2, 4-D Turf Residues with Carpet Dust and Carpet Surface Residues," *Env. Sci. and Tech.*, vol. 30, no. 11, 1996, pp: 3313-3320. --
102. Simcox et al., "Pesticides in Household Dust and Soil."
103. Richter, E.D., "Aerial Application and Spray Drift of Anticholinesterases: Protective Measures," B. Ballatyne and T. Aldrige, eds., *Clinical and Experimental Toxicology of Organophosphates and Carbamates*. Oxford: Butterworth-Heinemann, Ltd., 1992, as cited in World Resources Institute, *Pesticides and the Immune System: The Public Health Risks*, March 1996.
104. Moses, M., *Designer Poisons*, Pesticide Education Center, 1995, pp. 226-243.
105. Davis, J; et al., *Family Pesticide Use in the Home, Garden, Orchard and Yard*, Study in partial fulfillment of a Ph.D degree from U.C. Berkeley, 1991.
106. Litovitz, T. L. et al., "1995 Annual Report of the American Association of Poison Control Centers Toxic Exposure Surveillance System," *The American Journal of Emergency Medicine*, vol. 14, no. 5, September, 1996, pp. 487-537. The total number of pesticide poisoning cases includes reports of exposure to insecticides, fungicides, herbicides, rodenticides and moth repellents.
107. Litovitz, *ibid.*
108. Memorandum from Jerome Blondell, Ph.D., Health Statistician Special Review and Registration Section, Occupational and Residential Exposure Branch, Health Effects Division, to Rosalind Gross, Registration Support Branch, U.S. Environmental Protection Agency, September 14, 1994.
109. Litovitz et al., "1995 Annual Report of the American Association of Poison Control Centers Toxic Exposure Surveillance System."
110. Zweiner and Ginsburg, "Organophosphate and Carbamate Poisoning in Infants and Children."
111. Olson, D.K. et al., "Pesticide Poisoning Surveillance through Regional Poison Control Centers," *Am. J. Pub. Health*, vol. 81, June 1991, pp.750-753.
112. Murray, T. and N. Watzman, *Contaminated Classrooms: An Investigation of Pest Control Practices in Washington Schools*, Public Citizen, January 1991. J. Scott and N. Watzman, *Contaminated Classrooms: An Investigation of Pest Control Practices in Texas Schools*, Public Citizen, January 1991. Pesticide Watch, *Taking the Pesticide Test: A Look at the Los Angeles Unified School Districts Pest Control Program*, June 1991. Sharon Taylor, *S.P.U.R. Guide: School Pesticide Use Reduction*, Environmental Health Coalition, March 1, 1991. R. Abrams, Attorney General of New York State, *Pesticides in Schools: Reducing the Risks*, New York State Department of Law, March 1993, p.3.

113. Riley, B., *Getting Pesticides Out of Our Schools*, Northwest Coalition for Alternatives to Pesticides, April 1994, p. 6.
114. Riley, *ibid.*
115. Riley, *ibid.*
116. Riley, *ibid.*
117. Riley, *ibid.*
118. O'Brien, M., "Are Pesticides Taking Away the Ability of Our Children to Learn?" *Journal of Pesticide Reform*, Winter, 1990-91, pp. 4-8.
119. U.S. Food and Drug Administration, *Pesticide Program Residue Monitoring, 1987-1994*. FDA, *Pesticide Program Residue Monitoring - 1995*, October 1996.
120. U.S. Department of Agriculture, "Pesticide Data Program: Annual Summary Calendar Year 1995," Agricultural Marketing Service, May 1997.
121. National Research Council, *Pesticides in the Diets of Infants and Children*, p. 13.
122. Wiles, and Campbell, *Pesticides in Children's Food*.
123. Wiles and Campbell, *ibid.*
124. Wiles and Campbell, *ibid.*
125. Wiles and Campbell, *ibid.*
126. Wiles, R. et al., *A Shopper's Guide to Pesticides in Produce*, Environmental Working Group, November 1995, pp. 17-28.
127. Wiles, R. and K. Davies, *Pesticides in Baby Food*, Environmental Working Group and National Campaign for Pesticide Policy Reform, July 1995, pp.1-2.
128. National Research Council, *Pesticides in the Diets of Infants and Children*, p. 347-349.
129. U.S. Department of Health & Human Services, *Seventh Annual Report on Carcinogens 1994 Summary, National Toxicology Program*.
130. "List of Chemicals Evaluated for Carcinogenic Potential," Memorandum from Reto Engler, Senior Science Advisor, Health Effects Division, Office of Pesticide Programs to Health Effects Division Branch Chiefs, U.S. Environmental Protection Agency, February 27, 1991.
131. Lee, Brian C., "Dislodgeable Arsenic on Playground Equipment Wood and the Estimated Risk of Skin Cancer," Memorandum. Washington, D.C., U.S. Consumer Product Safety Commission, 1990. D. Riedel et. al., "Residues of Arsenic, Chromium and Copper on and Near Playground Structures Built of Wood Pressure-Treated With 'CCA' Type Preservatives," Health and Welfare Canada, January 1991. Office of Environmental Health Hazard Assessment, "Report to the Legislature: Evaluation of Hazards Posed by the Use of Wood Preservatives on Playground Equipment," California Department of Health Services, February 1987, p. 10.
132. Owikowski, W. et al., *Common-Sense Pest Control*. Newtown, CT: The Taunton Press, 1991, pp. 439-440.
133. U.S. EPA, *Pest Control in the School Environment: Adopting Integrated Pest Management*, Office of Pesticide Programs, August 1993, EPA 735-F-93-102, p. 1.
134. Taylor, M., *Integrated Pest Management in the Gwinnett County Public School System*, IPM in School, Responsible Industry for a Sound Environment, July 1995.
135. "Widening Market Carries Organic Sales to \$2.8 Billion in 1995," ~~*National Foods Merchandise*, June 1996.~~
136. Meinking, T. and D. Taplin, "Infestations," *Pediatric Dermatology*, L. Schachner and R. Hansen, eds., Churchill Livingstone, Inc., 1995.
137. Meinking and Taplin, *ibid.*

138. "Managing Head Lice with Least-Toxic Methods," *Common Sense Pest Control*, BioIntegral Resource Center, Spring 1991.
139. Meinking and Taplin, "Infestations."
140. Mothers and Others for a Livable Planet, *The Green Guide for Everyday Life*, "Shattering a Myth: Organic Packaged Food Can Be The Cheapest Buy," April 14, 1995.
141. Communication with Jered Lawson, Community Alliance with Family Farmers Foundation, CSA-West, Nov. 5, 1995.
142. Mothers and Others, "Shopper's Campaign for Better Food Choices," *Activist Profile: Phyllis Marburger*, June 28, 1995. Communication with Phyllis Marburger, November 8, 1995.
143. Communication with Joey Calabrese, November 8, 1995.
144. Forbes, W., From Spray Tanks to Caulk Guns: Successful School IPM in Montgomery County, Maryland, *Journal of Pesticide Reform*, Winter, 1990/91, p. 9.
145. Communication with Sharon Taylor, February 1, 1996
146. Communication with Sonya Kugler, September 11, 1995.
147. Communication with Marta Milchman, November 8, 1995.
148. Communication with Jean Peters, East Bay Regional Park District, February 2, 1996.
149. *Update from the Safer Pest Control Project*, December 1996. D. Brown, The Pest Invasion, Safer Pest Control Project for the Homer Residents Committee, March 1997.
150. Sullivan, K., San Francisco Won't Use Most Pesticides by 2000, *San Francisco Examiner*, October 8, 1996.
151. Sullivan, *ibid*.
152. EPA Press Release, EPA Administrator Announces First-Ever Policy on Evaluating Health Risks to Children From Environmental Hazards, October 23, 1995.
153. Herbst A.L. and R. E. Scully, Adenocarcinoma of the Vagina in Adolescence: A Report of 7 Cases Including 6 Clear-Cell Carcinoma, *Cancer*, vol. 25, no. 4, 1970, pp. 745-756.
154. Blair, P., Immunologic Studies of Women Exposed in Utero to Diethylstilbesterol, *Chemically-Induced Alterations in Sexual and Functional Development: The Wildlife/Human Connection*. Colborn and Clement, eds. Princeton, N.J.: Princeton Scientific Publishing Co., Inc., 1992, pp. 289-293.
155. Gill, W., Effects on Human Males of In-Utero Exposure to Exogenous Sex Hormones, *Toxicity of Hormones in Perinatal Life*. T. Mori and H. Nagasawa, eds., CRC Press, 1988, pp. 162-174.
156. Risk Assessment Forum, Special Report on Environmental Endocrine Disruption: An Effects Assessment and Analysis Document, U.S. Environmental Protection Agency, 1996.
157. Risk Assessment Forum, *ibid*.
158. Jacobson, S.W. et al., The Effect of Intrauterine PCB Exposure on Visual Recognition Memory, *Child Development*, vol. 56, 1985, pp. 853-860.
159. Jacobson J.L. and S. Jacobson, "Effects of Exposure to PCBs and Related Compounds on Growth and Activity in Children," *Neurotox. and Teratol.*, vol. 12, 1990, pp. 319-326.
160. Jacobson J.L. and S. Jacobson, "Intellectual Impairment in Children Exposed to Polychlorinated Biphenyls in Utero," *New Eng. J. of Medicine*, vol. 335, no. 11, 1996, pp. 783-789.
161. Rogan W.J. et al., "Neonatal Effects of Transplacental Exposure to PCBs and DDE," *Pediatrics*, vol. 109, no. 2, 1986, pp. 335-341.



# 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, 9<sup>th</sup> 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:

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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.

<b>2. Mt. Palomar Observatory</b>				
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
--------------------------------	--	------------------------------	-----------

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
--	--------------------------------	--	------------------------------	-----------

**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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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?

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 or 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: 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
--------------------------------	--	------------------------------	-----------

- 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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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
--	--------------------------------	--	------------------------------	-----------

**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: 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?

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?

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

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

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

Findings of Fact:

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

- 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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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.

<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:



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

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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 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
--------------------------------	--	------------------------------	-----------

**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

<b>27. Land Use</b>	<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"/>

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

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?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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
--------------------------------	--	------------------------------	-----------

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?

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"

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
--------------------------------	--	------------------------------	-----------

**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
--------------------------------	--	------------------------------	-----------

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"/>
-----------------------------	----------------------------	----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
-----------------------------	----------------------------	----------------------------	----------------------------	----------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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	<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
--	--------------------------------	--	------------------------------	-----------

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 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

<b>35. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

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

- 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.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
---	--	--	--	--

<b>43. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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

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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

	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.

<b>44. Bike Trails</b>	<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
--------------------------------	--	------------------------------	-----------

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
--------------------------------	--	------------------------------	-----------

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?

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

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:**

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

Source: Staff review

Findings of Fact: N/A

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

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

Source: Staff review, Project Application Materials

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

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Source: Staff review, project application

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

**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@rcplma.org](mailto:lross@rcplma.org), or go to the County Planning Department's Planning Commission agenda web page at [www.tlma.co.riverside.ca.us/planning/pc.html](http://www.tlma.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@rcplma.org](mailto:lross@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](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 ZCFG No 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

~~38888 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, 9<sup>th</sup> 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/j  
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**





# MEMORANDUM

---

## RIVERSIDE COUNTY COUNSEL

DATE: September 7, 2010

TO: Commissioners  
Riverside County Planning Commission

FROM: Shellie Clack  
Deputy County Counsel

RE: Ordinance Amendment No. 348,4702

---

This memorandum is prepared in response to the Planning Commission's request at the July 14, 2010, Planning Commission meeting regarding the impact of the Religious Land Use and Institutionalized Persons Act of 2000 on the proposed Ordinance Amendment No. 348,4702.

### **I. Questions Presented:**

- A. Does prohibiting churches, temples and other places of religious worship in the Citrus/Vineyard zone violate the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)?
- B. If churches, temples, and other places of religious worship were added as permitted uses in the Citrus/Vineyard zone, would child day care centers and schools associated with those uses also be permitted in that zone?

### **II. Conclusions:**

- A. Prohibiting churches, temples and other places of religious worship in the Citrus/Vineyard zone does not violate RLUIPA.
- B. Child day care centers are a permitted use with an approved plot plan in the Citrus/Vineyard zone. If churches, temples and other places of religious worship were added as permitted uses in the Citrus/Vineyard zone, associated schools may or may not be permitted depending on whether the school in question meets the definition of an "educational institution" in Ordinance No. 348.

III. **Analysis:**

RLUIPA COMPLIANCE

A. Equal Terms Provision

RLUIPA provides that 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. This is commonly referred to as the equal terms provision of RLUIPA.

In *International Church of the Foursquare Gospel v. City of San Leandro*, (N.D. Cal. 2008) 632 F. Supp. 2d 925, the U.S. District Court for the Northern District of California held that the City of San Leandro did not violate RLUIPA when it denied the Church's rezoning application to be included within the City's Assembly Use Overlay District. The Assembly Use Overlay District permitted assembly uses on non-residential properties if they met specific criteria developed from the City's General Plan. The Church's application to have its property included in the Assembly Use Overlay was denied primarily because it did not meet two of the eight criteria. (*International Church of the Foursquare Gospel* at 947.)

The Church argued that denial of the rezoning application constituted treatment of religious assembly on less than equal terms with nonreligious assembly because commercial recreation and entertainment activities were permitted in the Industrial Park and Industrial Light zones with a conditional use permit, while assembly uses were allowed in those zones but only in areas subject to the Assembly Use Overlay District. The City's Zoning Code made a distinction between assembly uses, entertainment uses and commercial recreation uses. (*International Church of the Foursquare Gospel* at 947.)

The Church argued that the legislative history of RLUIPA suggests that the term assembly applies broadly, to any gathering of people, for almost any reason. The Court reasoned that carrying the Church's argument to its logical conclusion would mean that the City could not zone its land for categories of uses. Furthermore, the City's Zoning Code treated churches the same as other gatherings of people such as lodges, social clubs and fraternal organizations which are uses distinct from commercial uses or entertainment uses. (*International Church of the Foursquare Gospel* at 947.)

Additionally, the Court in *International Church of the Foursquare Gospel* determined that the specific criteria developed by the City to decide whether a property should be included in the Assembly Use Overlay District was objective planning criteria based on policy and planning considerations set forth in the City's General Plan. As a result, the Court found that the City's Zoning Code was neutral towards churches and toward religious activity itself. (*International Church of the Foursquare Gospel* at 946.)

As in *International Church of the Foursquare Gospel*, the County's Citrus/Vineyard zone treats churches, temples and other places of worship the same as other gatherings of people such as fraternal lodge halls or recreational facilities. These uses are not permitted in the Citrus/Vineyard zone.

Section 14.71 of Ordinance No. 348 provides that the purpose of the Citrus/Vineyard zone is to encourage agricultural cultivation, vineyards and wineries that preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine industry. According to Sections 14.71 and 14.73 of Ordinance No. 348, the Citrus/Vineyard zone permits secondary uses that are directly related to the primary vineyard, winery and agricultural operations and provide economic viability to these primary uses. These limited commercial uses include wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities, which must be accompanied with an established on-site vineyard. Churches, temples, and other places of worship are not secondary uses to the primary vineyard, winery or agricultural operations. Nonreligious assemblies such as fraternal hall lodges and recreational facilities are not permitted in the Citrus/Vineyard zone, and are also not considered secondary uses to the primary vineyard, winery and agricultural operations.

Additionally, like the criteria in *International Church of the Foursquare Gospel*, the County's Citrus/Vineyard zone was established to preserve the distinctive character of the area and was based on Southwest Area Plan policies 1.1, 1.2 and 1.3 set forth in the County of Riverside's General Plan. The Citrus/Vineyard Policy Area applies to an area within the Southwest Area Plan and establishes the area as distinct to ensure the continuation of the rural lifestyle and wine production in southwestern Riverside County. Therefore, the Citrus/Vineyard zone is neutral towards churches and treats religious assemblies the same as nonreligious assemblies because both assemblies are not secondary uses to the primary vineyard, winery and agricultural operations on the property.

Courts in other jurisdictions have come to the same conclusion in factual circumstances that are more closely related to the Citrus/Vineyard zone. In *River of Life Kingdom Ministries v. Village of Hazel Crest, Ill.* (7<sup>th</sup> Cir. 2010) \_\_\_ F. 3d \_\_\_, [2010 WL 2630602], the Seventh Circuit Court of Appeal concluded that an equal terms claim is rebutted when religious and secular land uses are treated the same from the standpoint of an accepted zoning criterion, such as a "commercial district" or an "industrial district." In *River of Life Kingdom Ministries*, the Village of Hazel Crest designated an area as a commercial district by its zoning ordinance. The zoning ordinance excluded non-commercial uses from the area including churches, community centers, schools and art galleries. The area was designated as a commercial district zone to enable its revitalization as a commercial center.

According to the Court of Appeal, the exclusion of churches from a commercial district zone, along with other non-commercial assemblies such as exhibition halls, clubs and homeless shelters is not unique to Village of Hazel Crest. Referencing Section 9:15 of the *American Law of Zoning*, the Court concluded that the chief virtue of [exclusive

zoning] ordinances is that they create districts for commerce and industry, and exclude from such districts other uses which are capable of interfering with the planned use of land. (*River of Life Kingdom Ministries* at 5.)

The court found that the Village of Hazel's zoning ordinance treated religious and nonreligious assemblies the same because the commercial district zone excluded churches along with community centers, meeting halls and libraries. The zoning ordinance excluded all these uses because they did not generate significant taxable revenue or offer shopping opportunities within the commercial district. (*River of Life Kingdom Ministries* at 6.)

The County of Riverside's Citrus/Vineyard zone and the Village of Hazel Crest's commercial district zone are similar because both zones were established for a specific purpose and the permitted uses foster that purpose. The purpose of the County of Riverside's Citrus/Vineyard zone is to encourage agricultural cultivation, vineyards and wineries that preserve the rural lifestyle, wine-making atmosphere and long term viability of the wine industry. Limited incidental commercial uses are permitted in the Citrus/Vineyard zone, but only to the extent that they are secondary, and directly related, to the primary vineyard, winery and agricultural operations. These permitted secondary uses include wine sales, sampling rooms, restaurants, delicatessens, bed and breakfast inns, hotels and special occasion facilities, which must be accompanied with an established on-site vineyard. The intent of these secondary uses is to provide economic viability to the primary vineyard, winery and agricultural operations. Churches, temples and other places of religious worship are not secondary uses and do not provide economic viability to the primary vineyard, winery and agricultural operations.

Moreover, the Citrus/Vineyard zone does not permit nonreligious assemblies such as fraternal lodge halls or recreational facilities because these uses are also not secondary uses to the primary vineyard, winery and agricultural operations and do not provide economic viability to these primary uses on the property.

As a result, it is reasonable to conclude that the existing Citrus/Vineyard zone does not treat religious assemblies or institutions on less than equal terms with a nonreligious assembly or institution.

#### B. Substantial Burden Test

RLUIPA also provides that "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 is in furtherance of a compelling government interest and is the least restrictive means of furthering that compelling government interest."

In *San Jose Christian College v. City of Morgan Hill* (9<sup>th</sup> Cir. 2004) 360 F.3d 1024, the Ninth Circuit Court of Appeal held that the City's denial of the College's rezoning application to change the allowable uses on the College's property did not violate RLUIPA because it did not restrict the College's religious exercise. A land use

regulation imposes a substantial burden when the regulation is oppressive to a significantly great extent and imposes a significantly great restriction or onus upon such religious exercise. (*San Jose Christian College* at 1034.)

According to the Court of Appeal, the City's regulations did not render religious exercise effectively impracticable. The Court determined that "while the [applicable] ordinance may have rendered the College unable to provide and/or worship at the Property, there is no evidence in the record demonstrating that [the] College was precluded from using other sites within the city." (*San Jose Christian College* at 1035.)

In *Petra Presbyterian Church v. Village of Northbrook* (7<sup>th</sup> Cir. 2007) 489 F. 3d 846, the Seventh Circuit Court of Appeal determined that, "[a]...ban on churches in [an]... industrial zone cannot itself constitute a substantial burden on religion because then every zoning ordinance that didn't permit churches everywhere would be a prima facie violation of RLUIPA." (*Petra Presbyterian Church* at 851.)

In *Petra Presbyterian Church*, the Village of Northbrook's original zoning ordinance prohibited churches in its industrial zones and allowed membership organizations such as community centers, youth centers, fraternal associations and political clubs. The zoning ordinance was subsequently revised to ban all membership organizations, not just churches, from the Village of Northbrook's industrial zone. The Court reasoned that when there is plenty of land on which religious organizations can build churches in a community, the fact that they are not permitted to build everywhere does not create a substantial burden. (*Petra Presbyterian Church* at 851.)

As in *Petra Presbyterian Church*, the Citrus/Vineyard zone does not permit churches, temples or places of religious worship or other nonreligious membership organizations within the zone. The Citrus Vineyard zone only permits limited incidental commercial uses that are secondary and directly related to the primary vineyard, winery and agricultural operations.

Additionally, under current Ordinance No. 348, churches, temples and other places of religious worship are permitted in 29 of the 38 zoning classifications (not including specific zoning areas) throughout the County. If churches, temples and other places of religious worship wished to locate a facility in one of these 29 zones, they would need to obtain a plot plan or public use permit for the use. Similar nonreligious uses such as educational institutions, fraternal lodge halls and recreational facilities are also required to obtain a plot plan or public use permit in the specific zoning classification.

Furthermore, the Citrus/Vineyard zone applies to only 5,185 acres, while the unincorporated area of Riverside County covers approximately 4,121,114 acres. As a result, the Citrus/Vineyard zone applies to less than 1% of the land within Riverside County, leaving ample opportunity to locate churches, temples and other place of worship elsewhere.

Therefore, it is reasonable to conclude that prohibiting churches, temples and other places of worship in the Citrus/Vineyard zone is not a substantial burden on the exercise of religion because these uses may be located in most other areas of the County. Since the Citrus/Vineyard zone does not impose a substantial burden on the exercise of religion, it is not necessary to determine if the burden is in furtherance of a compelling interest and if it is the least restrictive means to further that interest.

#### CHILD DAY CARE CENTERS AND SCHOOLS

Child day care centers are currently permitted in the Citrus/Vineyard zone with an approved plot plan pursuant to Section 14.73.b.(10) of Ordinance No. 348 regardless of whether they are associated with a church, temple or other place of religious worship.

In regards to schools, pursuant to Section 18.29 of Ordinance No. 348, "educational institutions" are permitted in any zone classification provided a public use permit is granted pursuant to that section. Section 21.32 of Ordinance No. 348 defines "educational institutions" as "schools, colleges, or universities supported wholly or in part by public funds, and other schools, colleges and universities giving general instructions, as determined by the California State Board of Education." Accordingly, a school associated with a church, temple or other place of religious worship would be a permitted use in the Citrus/Vineyard zone if it met the above-referenced definition.